

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** The Housing Authority of the City of Dallas Texas

**PHA Number:** TX21P009

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2008

### PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units:

Number of S8 units:

☐ **Section 8 only**

Number of S8 units:

☐ **Public Housing only**

Number of public housing units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒

Main business office of the PHA

☐

PHA development management offices

☐

Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

The Housing Authority of the City of Dallas, Texas (DHA) provides quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing assistance programs and by creating and cultivating opportunities for program participants to achieve self-sufficiency and economic independence.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing
- Objectives:
- ☒ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☐ Other (list below)

## DHA's Strategic Framework

<b>Goal:</b> Increase the availability of decent, safe and affordable housing.				
	<b>Apply for rental vouchers</b>	<b>Reduce public housing vacancies</b>	<b>Leverage funds to create additional housing opportunities</b>	<b>Acquire/build units or developments</b>
	<ul style="list-style-type: none"> <li>• Apply for Fair Share Voucher Allocations.</li> <li>• Apply for Special Use Vouchers (i.e. Mainstream).</li> <li>• Maintain a 98% utilization rate.</li> </ul>	<ul style="list-style-type: none"> <li>• Utilization of outside resources to assist with make-ready workload.</li> <li>• Identify properties that are below PHA occupancy average and develop strategic action plan to increase lease-up rate.</li> <li>• Maintain an overall occupancy rate of 97% or better during the next five years.</li> </ul>	<ul style="list-style-type: none"> <li>• Seek funding from private lenders as well as Federal, State and local governments.</li> <li>• Texas Department of Housing and Community Affairs (TDHCA) – Tax Credit Program.</li> <li>• Federal Home Loan Bank – Affordable Housing Program.</li> <li>• City of Dallas – HOME and CDBG Programs.</li> <li>• Leverage Frazier Courts HOPE VI funds at ratio of 3:1 to create affordable housing units.</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct inventory life span analysis.</li> <li>• Develop strategic Plan of Action to address acquisition or development of affordable units.</li> <li>• Preparation of HOPE VI and/or alternative redevelopment applications for identified severely distressed sites.</li> <li>• Redevelopment of Frazier Courts – HOPE VI site with 356 units.</li> <li>• Actively identify 36 potential multifamily rental sites for acquisition per year.</li> <li>• Develop 158 rental and homeownership units in the Roseland Homes neighborhood.</li> <li>• Develop 40 multi-family rental units in connection with the Lakewest HOPE VI Program.</li> </ul>
<b>Baseline Data</b>	<b>Rental Vouchers</b>			
	<ul style="list-style-type: none"> <li>• FY 2004 Section 8 budget authority is \$139,939,879.</li> <li>• FY 2004 Utilization as of July 2004 is 100%.</li> </ul> As of July 2004, there are 16,826 families on Section 8 waiting list.			
	<b>Public Housing Vacancy</b>			
	<ul style="list-style-type: none"> <li>• DHA has 23 public housing developments.</li> <li>• As of July 2004 the average occupancy rate for all public housing developments is above 97%.</li> </ul> As of July 2004 Turner Courts, Park Manor, and Brooks Manor are below 97% occupancy rate.			
	<b>Leverage funds to create additional housing opportunities</b>			
	DHA currently administers a \$20 million HOPE VI Grant for Frazier Courts, these funds will be leveraged with tax credits, private debt, HOME funds, etc. to create additional housing opportunities.			
	<b>Acquire or build units or developments</b>			
	<ul style="list-style-type: none"> <li>• DHA operates 23 developments, which constitutes 4,489 units.</li> </ul>			

## Annual Performance Measurement Update


**Goal: Increase the availability of decent safe and affordable housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<b>Apply for rental Vouchers</b>					
● Apply for Fair Share Vouchers	HUD Funds Not Available – No action taken.	• HUD funds not available – No action taken.	• HUD funds not available – No action taken		
● Apply for Special Use Vouchers (i.e. Mainstream)	Applied for and received 25 Olmstead Vouchers from TDHCA, and 17 Shelter Plus Care vouchers from HUD.	<ul style="list-style-type: none"> <li>January 2006 received 832 Section 8 Disaster Vouchers from HUD for Hurricane Katrina</li> <li>FEMA's 403 Program provided housing assistance to 4,731 Katrina families</li> </ul>	No application was made for Special Use Vouchers.		
● Maintain a 98% Utilization Rate	Through 08/2005 the lease-up rate is 95%	• July 2006 Section 8 Lease-up rate is 96% and 97% PIC reporting rate.	• Through July 2007, Section 8 Lease-up is below SEMAP requirement of 95%		
<b>Reduce Public Housing Vacancies</b>					
● Utilization of outside resources (vendors) to assist with make-ready workload	Through 08/2005, 530 units made ready, 50% or 266 completed by three outside vendors.	• From 06/2005 to 06/2006 1,085 units were made ready, 25% or 271 were completed by three outside vendors	• From 6/2006 to 6/2007 1,140 units were made ready, 248 were completed by two outside vendors		
● Identify properties that are below PHA occupancy average/strategic plan	Park Manor, Audelia Manor, Turner Courts & Rhoads Terrace.	<ul style="list-style-type: none"> <li>April 2006 strategic plan to address occupancy</li> <li>August 2006 PH overall occupancy average 94.55%; properties below are Rhoads Terrace &amp; Turner Courts</li> </ul>	• May 2007 revised offer process to increase occupancy. Properties below occupancy rate: 50 unit Homes, Audelia Manor, Cedar Springs, Cliff Manor, Hidden Ridge, Lakeview Townhomes, Pebbles,		

**Goal: Increase the availability of decent safe and affordable housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
			Scattered Site 9-37/9-42, Villa Creek, Barbara Jordan, Brooks Manor, Brackens Village, Carroll Townhomes, Larimore Lane, Park Manor, Rhoads Terrace, Turner Courts, Roseland Estates, Roseland Scattered Site 103/108		
● Maintain an overall PH occupancy rate of 97%	Through 08/2005 the occupancy rate is 94%.	● August 2006 PH occupancy rate is 94.55%.	August 2007 PH occupancy rate is 90.10%		
<b>Reduce Public Housing Vacancies</b>					
● Utilization of outside resources (vendors) to assist with make-ready workload	Through 08/2005, 530 units made ready, 50% or 266 completed by three outside vendors.	● From 06/2005 to 06/2006 1,085 units were made ready, 25% or 271 were completed by three outside vendors	● From 6/2006 to 6/2007 1,140 units were made ready and 248 were completed by two outside vendors		
● Identify properties that are below PHA occupancy average/strategic plan	Park Manor, Audelia Manor, Turner Courts & Rhoads Terrace.	● April 2006 strategic plan to address occupancy ● August 2006 PH overall occupancy average 94.55%; properties below are Rhoads Terrace & Turner Courts	● May 2007 revised offer process to increase occupancy. Properties below occupancy rate: 50 unit Homes, Audelia Manor, Cedar Springs, Cliff Manor, Hidden Ridge, Lakeview Townhomes, Pebbles, Scattered Site 9-37/9-42, Villa Creek, Barbara Jordan, Brooks Manor, Brackens Village, Carroll Townhomes, Larimore Lane, Park Manor,		

**Goal: Increase the availability of decent safe and affordable housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
			Rhoads Terrace, Turner Courts, Roseland Estates, Roseland Scattered Site 103/108		
 Leverage funds to create additional housing opportunities	HOME funds (Frazier Scattered Sites), 9% Tax Credits (Frazier Fellowship), Private Activity Bonds (Wahoo & Mill City), Private Debt (Frazier Fellowship) Collateral Bank (Hall Street) more than \$38.3 million leveraged.	<ul style="list-style-type: none"> <li>• June 2006 Closed Mill City Frazier – \$15.3 million project - Leveraged non-HOPE VI funds at 1.5:1 ratio</li> <li>• July 2006 Closed Wahoo Frazier - \$14.7 million project – Leveraged HOPE VI funds at 3.4:1 ratio</li> <li>• July 2006 – Frazier Courts Homeownership City commits \$1.8 million for infrastructure, land acquisition and down-payment assistance.</li> <li>• July 2006 Replacement Housing Factor Funds budget authority \$2.5 million 71% obligated</li> <li>• Capital Fund Program BLI 1490 \$8 million</li> </ul>	<ul style="list-style-type: none"> <li>• Signed ground lease with Townhaven Companies, LLC for construction of 51 single family homes at Frazier Courts</li> <li>• Capital Fund Program BLI 1490 \$8.8million</li> <li>• Frazier Courts Homeownership City provided \$1.8 million for infrastructure, land acquisition and down-payment assistance.</li> </ul>		



**Goal: Increase the availability of decent safe and affordable housing.**

<b>Key Performance Indicators</b>	<b>FY 2005 Performance</b>	<b>FY 2006 Performance</b>	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>
<ul style="list-style-type: none"> <li>Seek funding from private lenders as well as Federal, State and local governments.</li> </ul>	<p>TDHCA 9% and Private Activity Bond applications for Frazier Fellowship, Mill City &amp; Wahoo; AHP funds for Fellowship; J.P. Morgan, interim and permanent loans on Fellowship; City of Dallas, HOME funds Frazier Scattered sites; Collateral Bank loan for Hall Street.</p>	<ul style="list-style-type: none"> <li>Private funds: <b>Amegy Bank of Texas</b> - \$4.5 million (construction loan) - Wahoo; <b>Bank of America</b> - Private Activity Bonds (Variable \$6 million &amp; Fixed Interest Rate \$1.2 million) - Mill City <b>Prudential Capital</b> - \$10.3 million - Las Brisas <b>Bank of America</b> - \$7 million (construction loan) - Ridge Parc II Federal State or Local funds <b>Replacement Housing Factor</b> - \$1.7 million; <b>9% Tax Credits</b> - \$9.4 million; <b>4% Tax Credits</b> \$5.4 million</li> </ul>	<ul style="list-style-type: none"> <li>Seeking \$7 from Anderson Capital for Ridge Park Development II</li> <li>Seeking bank loans for permanent financing for Frazier Courts</li> </ul>		
<ul style="list-style-type: none"> <li>Texas Department of Housing and Community Affairs (TDHCA) - Tax Credit Program.</li> </ul>	<p>Awarded \$9.2 million in 9% Tax Credits from TDHCA for Frazier Fellowship.</p>	<ul style="list-style-type: none"> <li>Awarded \$9.4 million in 9% Tax Credits from TDHCA for Wahoo Frazier</li> <li>Awarded \$7.2 million</li> </ul>	<ul style="list-style-type: none"> <li>Completed construction on Frazier Fellowship 76 units</li> <li>Mill City Parc under construction - 116</li> </ul>		

**Goal: Increase the availability of decent safe and affordable housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
		in bonds, \$5.4 million in 4% Tax Credits from TDHCA for Mill City	units • Wahoo Frazier under construction - 118 units		
• Federal Home Loan Bank – Affordable Housing Program	Frazier Fellowship application not funded.	• Due to FHLB funding priority DHA did not pursue Affordable Housing Program grant funds	• Due to FHLB funding priority DHA did not pursue Affordable Housing Program grant funds		
• Leverage Frazier Courts HOPE VI funds at ratio of 3:1	More than \$30.5 million leveraged.	More than \$37 million leveraged	No Hope VI Funds received		
<b>Acquire/build units or developments</b>					
• Conduct inventory life span analysis	August 2005 Completed briefing to Board of Commissioners on public housing inventory.				
• Develop strategic plan of action for acquisition/development	August 2005 Assessment of Real Estate Assets complete. December 2005 Presented recommendation to Board on first five public housing developments to be redeveloped over the next 5 years.	• July 2006 Hired land use consultant to assist with potential zoning changes required for redevelopment projects	• Hired an A&E firm to design plans and specifications for Simpson Place development • Demolish of Simpson Place Apartments • Seeking Master Plan Developer for Rhoads Terrace & Turner Courts area		
• Prepare HOPE VI application for severely distressed sites	Submitted Turner Courts 02/29/05 – Application denied; Resubmitted Turner application 07/29/05 – denied.	• HUD made available only \$70 million in national funding which will fund approximately three HOPE VI grants; DHA did not file an application	• No Hope VI funds sought		
• Redevelop Frazier Courts site with 356 units	Due diligence complete for 76 multi-family units; construction start Fall 2005.	• July 2006 began construction on 234 units (Wahoo & Mill City)	• Completed construction on Frazier Fellowship 76 units • Mill City Parc under		

**Goal: Increase the availability of decent safe and affordable housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
		<ul style="list-style-type: none"> <li>• August 2006 construction on Frazier Fellowship 76 units are 80% complete;</li> <li>• August 2006 Plans &amp; Specs Scattered site 90% complete; assemblage of lots will be complete in October 2006</li> </ul>	<ul style="list-style-type: none"> <li>• construction – 116 units</li> <li>• Wahoo Frazier under construction – 118 units</li> <li>• Contract awarded for 51 single family homes</li> </ul>		
<ul style="list-style-type: none"> <li>• Actively identify multifamily rental sites for acquisition</li> </ul>	Reviewed 60 potential acquisitions.	<ul style="list-style-type: none"> <li>• Reviewed 90 potential acquisitions</li> </ul>	<ul style="list-style-type: none"> <li>• Reviewed 130 potential acquisitions</li> </ul>		
<ul style="list-style-type: none"> <li>• Develop 158 rental and homeownership units in Roseland Neighborhood</li> </ul>	August 2005 completed construction on 64 public housing units; Co-developer selected for homeownership phase; mixed finance proposal submitted to HUD for Hall Street development.	<ul style="list-style-type: none"> <li>• August 2006 construction on the 158 units is 40% complete (Scattered site).</li> <li>• October 2006 submit Homeownership Plan for HUD approval</li> <li>• November 2006 anticipate closing for Hall Street</li> </ul>	<ul style="list-style-type: none"> <li>• Construction of 158 units is 40% complete</li> <li>• Working towards closing of Hall Street Corridor in 2007</li> </ul>		
<ul style="list-style-type: none"> <li>• Develop 40 multifamily rental units for Lakewest HOPE VI</li> </ul>	Architectural and engineering complete; plans pending permit approval from the City; construction start Fall 2005.	<ul style="list-style-type: none"> <li>• June 2006 construction began on a 40 unit development at Hillcrest/190</li> </ul>	<ul style="list-style-type: none"> <li>• Hillcrest construction 45% complete – 40 units</li> </ul>		

- ☒ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☒ Improve public housing management: (PHAS score) FY 2003 - 89%
  - ☒ Improve voucher management: (SEMAP score) FY 2003 – 83.7%
  - ☒ Increase customer satisfaction:
  - ☒ Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - ☒ Renovate or modernize public housing units:
  - ☒ Demolish or dispose of obsolete public housing:
  - ☒ Provide replacement public housing:
  - ☒ Provide replacement vouchers:
  - ☐ Other: (list below)

## DHA's Strategic Framework

**Goal:** Improve quality of assisted housing  
Part I.

	Goal: Improve quality of assisted housing Part I.			
	Improve PHAS Score	Improve SEMAP Score	Increase Customer Satisfaction	Improve specific management functions
Key Performance Indicators	<ul style="list-style-type: none"> <li>Develop internal PHAS rating system to track progress toward individual components of PHAS.</li> <li>Identify indicators in which score may be improved.</li> <li>Develop strategic plan to address those identified indicators.</li> <li>Improve overall PHAS score by minimum of one percentage point to achieve High Performer Status.</li> <li>Purchase software and hire staff to conduct internal REAC inspections.</li> </ul>	<ul style="list-style-type: none"> <li>Develop internal SEMAP rating system to track progress toward individual components of SEMAP.</li> <li>Identify indicators in which score may be improved.</li> <li>Develop strategic plan to address those identified indicators.</li> <li>Improve overall SEMAP score to achieve High Performer Status.</li> </ul>	<ul style="list-style-type: none"> <li>Review results of HUD's resident survey.</li> <li>Improve communication with residents at each development.</li> <li>Encourage residents to establish Resident Councils at each development to address resident issues.</li> <li>With resident involvement develop site specific plans to address resident issues.</li> </ul>	<ul style="list-style-type: none"> <li>DHA will install a comprehensive information technology (IT) management system to improve capital planning process, convert to project-based accounting, extend the data quality improvement program and improve system security on all platforms and applications.</li> <li>Utilizing existing technology that reduces the amount of overpaid subsidizes due to the incomplete reporting of tenant income and improper calculation of tenant rent contribution.</li> <li>Implement HUD's TASS and UIV systems.</li> <li>Reduce error rate by 50%.</li> </ul>
Baseline Data	<b>Improve PHAS Score</b>			
	<ul style="list-style-type: none"> <li>2003 PHAS score 89%.</li> <li>Physical component was the single lowest indicator.</li> </ul>			
	<b>Improve SEMAP Score</b>			
	<ul style="list-style-type: none"> <li>2003 SEMAP score was 83.7%.</li> <li>Determination of Adjusted Income was the single lowest indicator.</li> </ul>			
	<b>Increase Customer Satisfaction</b>			
	<ul style="list-style-type: none"> <li>In 2003 PHAS, DHA earned 9 points for resident satisfaction survey.</li> </ul>			
	<b>Improve Specific Management Functions</b>			
	<ul style="list-style-type: none"> <li>Current software system – DOS.</li> </ul>			

## DHA's Strategic Framework

**Goal:** Improve quality of assisted housing  
Part II.

	<b>Renovate or modernize public housing</b>	<b>Demolish or dispose of obsolete public housing</b>	<b>Provide replacement housing</b>	<b>Provide replacement vouchers</b>
<b>Key Performance Indicators</b>	<ul style="list-style-type: none"> <li>Develop a comprehensive strategic plan to renovate or modernize existing developments.</li> <li>Involve resident and community organizations in planning process.</li> <li>Design site specific plans of action utilizing capital fund program dollars.</li> <li>Seek funding opportunities to carry out strategic plan (i.e. HOPE VI, Tax Credits, Loans, Grants, etc.).</li> <li>Set aside FY 2002 thru 2009 Capital Fund Program dollars in BLI 1490 – Replacement Reserve to leverage for a major modernization plan.</li> </ul>	<ul style="list-style-type: none"> <li>Develop an assessment plan to demolish Turner Courts Rhoads Terrace and Cedar Springs.</li> <li>Seek funding opportunities to carry out strategic plan (i.e. HOPE VI, Tax Credits, Loans, Grants, etc.).</li> <li>Demolish 300 units at the Frazier Courts site.</li> </ul>	<ul style="list-style-type: none"> <li>Create mixed income communities that provide affordable housing opportunities.</li> <li>Seek funding opportunities to carry out strategic plan (i.e. HOPE VI, Tax Credits, etc.).</li> <li>Provide 356 replacement housing units in the Frazier Courts community.</li> <li>Provide 158 replacement-housing units in the Roseland Homes community.</li> </ul>	<ul style="list-style-type: none"> <li>Apply to HUD for replacement vouchers for Turner Courts, Rhoads Terrace and Cedar Springs units scheduled for demolition.</li> </ul>
<b>Baseline Data</b>	<b>Renovate or Modernize Public Housing</b>			
	<ul style="list-style-type: none"> <li>0 Beginning FY 2005.</li> </ul>			
	<b>Demolish or dispose of obsolete public housing</b>			
	<ul style="list-style-type: none"> <li>0 Beginning FY 2005.</li> </ul>			
	<b>Provide replacement housing</b>			
	<ul style="list-style-type: none"> <li>0 Beginning FY 2005.</li> </ul>			
	<b>Provide replacement vouchers</b>			
	<ul style="list-style-type: none"> <li>0 Beginning FY 2005.</li> </ul>			

## Annual Performance Measurement Update

<b>Goal: Improve quality of assisted housing.</b>					
<b>Key Performance Indicators</b>	<b>FY 2005 Performance</b>	<b>FY 2006 Performance</b>	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>
<b>Improve PHAS Score</b>					
◆ Develop internal rating system to track PHAS indicators	Created an internal computer based tracking report (MASS) which monitors the agency's performance related to each PHAS indicator.				
◆ Identify indicators in which scores may be improved	PHAS 2004 – Physical Indicator (24 points) rated the lowest.	<ul style="list-style-type: none"> <li>• August 2006 applied for HUD approval of a 12-month waiver of PHAS due to impact of Hurricane Katrina evacuees placement</li> </ul>	<ul style="list-style-type: none"> <li>• HUD approved a waiver for PHAS for the 2006 rating period.</li> </ul>		
◆ Develop strategic Plan to address the improvement of those indicators	Hired an additional internal REAC inspector to perform on-going inspections.	<ul style="list-style-type: none"> <li>• Inspections are performed by Housing Quality Inspectors. Inspection reports are utilized by Maintenance Supervisor to address exterior &amp; interior repairs prior to official HUD REAC inspections.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff analyzed internal tracking reports on a monthly basis.</li> <li>• Inspections are performed, based upon a work order system which generates &amp; tracks inspections throughout the entire inspection process</li> </ul>		
◆ Improve PHAS score to achieve High Performer status	Based on mid-year performance DHA would for FY 2005 self-certified as a High Performer.	<ul style="list-style-type: none"> <li>• August 2006 applied for HUD approval of a 12-month waiver of PHAS due to impact of Hurricane Katrina evacuees placement</li> </ul>	<ul style="list-style-type: none"> <li>• Summaries of analyses were prepared and used to address areas of concern,</li> </ul>		
◆ Purchase REAC software	Currently reviewing software packages for purchase.	<ul style="list-style-type: none"> <li>• August 2006 reviewing hand held computers for compatibility with Agency's new software to automate inspection process.</li> </ul>	<ul style="list-style-type: none"> <li>• Continues selection process for compatible PH and S8 software.</li> </ul>		

Goal: Improve quality of assisted housing.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<b>Improve SEMAP score</b>					
◆ Develop internal rating system to track SEMAP indicators	Monthly file audits and periodic review of internal processes, procedures and reports.				
◆ Identify indicators in which scores may be improved	2004 SEMAP - Rent Calculation, Payment Standards & Annual Re-exam were the lowest indicators.	<ul style="list-style-type: none"> <li>August 2006 applied for HUD approval of a 12-month waiver of SEMAP due to impact of Hurricane Katrina evacuees placement</li> </ul>	<ul style="list-style-type: none"> <li>HUD approved a waiver for SEMAP for the 2006 rating period.</li> <li>SEMAP Rent Calculations &amp; Annual Reexaminations are the target indicators which need improvement</li> </ul>		
◆ Develop strategic plan to address the improvement of those indicators	A strategic plan was filed with HUD in 07/2005 to address indicators number 3, 8, & 9.	<ul style="list-style-type: none"> <li>August 2006 applied for HUD approval of a 12-month waiver of SEMAP due to impact of Hurricane Katrina evacuees placement.</li> </ul>	<ul style="list-style-type: none"> <li>For the 2007 SEMAP certification, instead of conducting monthly file audits, DHA is administering the file review on a quarterly basis.</li> <li>Section 8 Staff has had ongoing training on SEMAP</li> </ul>		
◆ Improve SEMAP score to achieve High Performer status	Rent calculation. cert. for all Section 8 Counselors.	<ul style="list-style-type: none"> <li>August 2006 applied for HUD approval of a 12-month waiver of SEMAP due to impact of Hurricane Katrina evacuees placement</li> </ul>	<ul style="list-style-type: none"> <li>File review summaries are prepared and training provided to employees in the program area.</li> <li>All Section 8 case managers have taken Rent Calculation and Eligibility &amp; Occupancy certification.</li> </ul>		
<b>Increase Customer Satisfaction</b>					
◆ Review results of HUD's resident survey	A Resident Assessment and Satisfaction Survey Follow-Up Plan has	<ul style="list-style-type: none"> <li>April 2006, DHA earned 9 of 10 points on 2005 Resident Assessment and</li> </ul>	The 2007 survey has been delayed by HUD & not yet administered.		



**Goal: Improve quality of assisted housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
	been filed with HUD.	Satisfaction Survey.			
◆ Improve communication with residents at each development	The foreman, resident service coordinator and manager attend monthly resident council meetings; assist with publication of a quarterly development newsletter; review assigned work-orders and enhanced notification process for scheduled maintenance/property work.	<ul style="list-style-type: none"> <li>• Staff attends monthly Resident Council meetings</li> <li>• Staff has an open door policy to address resident concerns, ideas &amp; issues</li> <li>• Foremen have attended Customer Service training.</li> <li>• Managers and Foremen attend monthly resident council meetings to update residents on programs and/or activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Vice-President and/or Director attend monthly Counsel of Presidents meetings</li> <li>• Services Coordinators recruit onsite service providers in response to needs.</li> <li>• All staff has attended Exceptional Client Care training.</li> <li>• Staff has an open door policy to address resident concerns &amp; ideas.</li> </ul>		
◆ Encourage residents to establish Resident Councils at each development	Sixty-five percent (65%) or 17 of the developments have active resident councils. Three resident council elections (Cliff, Turner, Rhoads) held this year.	<ul style="list-style-type: none"> <li>• September 2006 Twenty developments have active resident councils. Four elections held this year (Turner, Brooks, Monarch/Carroll, Cedar Springs)</li> </ul>	<ul style="list-style-type: none"> <li>• Seventeen developments have active resident councils. Twelve elections were held.</li> </ul>		
◆ With resident involvement develop site specific plans to address resident issues	Resident council officers, site manager and maintenance foreman develop action items to include in the five year CFP budget. The resident services coordinator ensures that identified social services needs are available for the residents.	<ul style="list-style-type: none"> <li>• April 2006 began meetings with Little Mexico Residents regarding potential redevelopment strategies</li> <li>• Implemented Resident Planning meetings at non-active Resident Council Developments</li> </ul>	<ul style="list-style-type: none"> <li>• Conducted Special Call &amp; Resident Concern meetings, Initiated training &amp; workshops: GED/Literacy, reading, math, financial, computer skills, life skills, homeownership, transportation assistance, Eye Glass Tech Pharmacy Tech and case management</li> </ul>		

Goal: Improve quality of assisted housing.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
		<ul style="list-style-type: none"> <li>Implemented Crime Watch and invited an ICP Officer with DPD to monthly resident meetings to address community crime</li> </ul>			
<b>Improve specific management functions</b>					
<ul style="list-style-type: none"> <li>Installation of information technology management system</li> </ul>	06/2005 launched Great Plains (financial software) platform; currently working on conversion for PMAS (public housing management software) with go live anticipated in early 2006.	<ul style="list-style-type: none"> <li>March 2006 completed upgrade of Great Plains to version 9.0.</li> <li>June 2006 completed PHAMS Gap Analysis. Preparing for PHAMS migration to start in FY-2006 with go-live in FY-2007</li> </ul>	<ul style="list-style-type: none"> <li>PHAMS testing failed to integrate its Tenant Accounting Receivable (TAR) integration with Dynamics Great Plains.</li> <li>July 2007 issued RFP to procure new software which integrates with MS Dynamics Great Plains (financial system).</li> </ul>		
<ul style="list-style-type: none"> <li>Utilization of existing technology to reduce the amount of overpaid subsidies due to incomplete reporting of tenant income and improper calculation of tenant rent contribution</li> </ul>	Linked to HUD's EIV/UIV income verification; utilization of income questionnaire; and quarterly updates of income status for families reporting zero income.	<ul style="list-style-type: none"> <li>In addition to using existing technology (ie. EIV/UIV reports &amp; personal questionnaires for all annual re-certifications), staff continues to attend ongoing training</li> </ul>	<ul style="list-style-type: none"> <li>In addition to using existing technology (ie. EIV/UIV reports &amp; personal questionnaires for all annual re-certifications), staff continues to attend ongoing training</li> </ul>		
<ul style="list-style-type: none"> <li>Implement HUD's TASS and EIV/UIV systems</li> </ul>	HUD identified EIV/UIV discrepancies are investigated on all annual and interim re-exams.	<ul style="list-style-type: none"> <li>Ongoing Resident &amp; Section 8</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing Resident &amp; Section 8</li> </ul>		
<ul style="list-style-type: none"> <li>Reduce error rate by 50%</li> </ul>	Audit 2% - 5% of monthly interims and re-exam files; 20%	<ul style="list-style-type: none"> <li>Files audited by Regional Mgrs for accuracy</li> </ul>	<ul style="list-style-type: none"> <li>Public Housing: Files audited by Regional Mgrs for accuracy.</li> </ul>		

Goal: Improve quality of assisted housing.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
	reduction in error rate.		<ul style="list-style-type: none"> <li>Section 8: Files audited by Senior Case Mgrs. All Case Managers have been certified or will be certified Rent Calculation Specialists.</li> </ul>		
Renovate or modernize public housing					
<ul style="list-style-type: none"> <li>Develop strategic plan to renovate or modernize existing developments</li> </ul>	August 2005 Board of Commissioners briefed on action plan for entire agency portfolio; Also developed a "Master Plan" for redevelopment of Frazier Courts and Turner Courts	<ul style="list-style-type: none"> <li>June 2006 Proposals received for A/E services for Cedar Springs</li> </ul>	<ul style="list-style-type: none"> <li>Will issue Request for Proposals for Master Plan Developer for Turner Courts/Rhoads Terrace area in August 2007</li> </ul>		
<ul style="list-style-type: none"> <li>Involve resident and community in planning process</li> </ul>	Held public hearings and workshops with Frazier Courts, Turner Courts and Rhoads Terrace residents for Master Plan Development, also met with City, local businesses and community organizations and attend monthly Council of President meetings to solicit resident leader input and feedback.	<ul style="list-style-type: none"> <li>April 2006 began meetings with the residents of Little Mexico regarding redevelopment strategies.</li> <li>Convened monthly meetings with the Council of Presidents</li> <li>Attend bi-monthly Frazier Courts Area Redevelopment meetings</li> </ul>	<ul style="list-style-type: none"> <li>Special call meetings are held with residents to discuss changes that directly impact their living in Public Housing</li> </ul>		

<b>Goal: Improve quality of assisted housing.</b>					
<b>Key Performance Indicators</b>	<b>FY 2005 Performance</b>	<b>FY 2006 Performance</b>	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>
◆ Seek funding opportunities to carry out strategic plan	Submitted HOPE VI application and established Replacement Reserve in Capital fund programs.	<ul style="list-style-type: none"> <li>DHA has used \$1.7 million in Replacement Housing Factor funds in gap financing for Wahoo and Mill City Frazier developments. Identified and secured private debt.</li> </ul>	<ul style="list-style-type: none"> <li>Developing Master Plan for Turner Courts/Rhoads Terrace area</li> </ul>		
◆ Set aside FY 2002 – 2009 Capital Fund Program dollars in BLI-1490 to leverage for major mod.	More than \$6.5 million has been set-aside on all open CFP grants (FY 2002, 2003, 2004 and 2005).	<ul style="list-style-type: none"> <li>August 2006 approximately \$8 million set aside for future redevelopment activities 31% increase from previous year</li> </ul>	<ul style="list-style-type: none"> <li>Approximately \$8.8 million set aside for future redevelopment activities</li> </ul>		
<b>Demolition or dispose of obsolete public housing</b>					
◆ Develop assessment plan to demolish Turner Courts, Rhoads Terrace and Cedar Springs Addition	Action Plan developed in February 2005 for Turner Courts and Rhoads Terrace; briefed Board of Commissioners in August 2005 on proposed plan to demolish 220 units at Cedar Springs Addition.	<ul style="list-style-type: none"> <li>June 2006 received Proposals from A/E firms for design of Cedar Springs</li> </ul>	<ul style="list-style-type: none"> <li>Will issue Request for Proposal for Master Plan Developer for Turner Courts/Rhoads Terrace area</li> </ul>		
◆ Seek funding opportunities to carry out plan	Submitted HOPE VI application.	<ul style="list-style-type: none"> <li>Met with lenders to discuss financial options such as Garvey Bonds</li> <li>January 2006 hired Land Use Planner</li> <li>June 2006 hired a zoning consultant to prepare study of highest and best use of property</li> </ul>	<ul style="list-style-type: none"> <li>Hired a zoning consultant to prepare study of highest and best use of property</li> </ul>		

Goal: Improve quality of assisted housing.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
◆ Demolish 300 units at Frazier Courts	September 2005 Demolition began	• January 2006 completed demolition of 300 units			
Provide replacement housing					
◆ Create mixed income communities	Start construction on: 1) Frazier Fellowship – 76 total units, 16 market rate and 60 public housing	• July 2006 began construction of Mill City and Wahoo Frazier 234 units: 182 public housing, 52 market rate	• Complete construction on Frazier Fellowship 76 units • Mill City Parc under construction – 116 units • Wahoo Frazier under construction – 118 units • Contract awarded for 51 single family homes		
◆ Seek funding to carry out plan	Submitted HOPE VI application for Turner Courts and surrounding neighborhood.	• August 2006 utilized HOPE VI \$6 Million, Tax Credits \$9.4 million, Bonds \$7.2 million, private debt and other \$5.8 million.	•No Hope VI funds sought or received		
◆ Provide 356 replacement housing units in the Frazier Courts community	September 2005, began construction on 76 multi-family units.	• July 2006 began construction of Mill City and Wahoo Frazier (234 units) • August 2006 Frazier Fellowship 80% complete (76 units) • August 2006 placed under contract the 6 <sup>th</sup> and final off-site property	• Completed construction on Frazier Fellowship 76 units • Mill City Parc under construction – 116 units • Wahoo Frazier under construction – 118 units • Contract awarded for 51 single family homes		
◆ Provide 158 replacement housing units in the Roseland Homes community	Completed 64 public housing units; Hall Street development evidentiaries and mix finance proposal submitted to HUD for approval; Co-developer selected for	• August 2006 construction on the 158 units is 40% complete (Scattered site). • October 2006 submit Homeownership Plan	• Construction of 158 units is 40% complete • Working toward closing of Hall Street Corridor in 2007		

**Goal: Improve quality of assisted housing.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
	Homeownership phase.	for HUD approval November 2006 anticipate closing for Hall Street			
◆ Provide replacement vouchers	282 vouchers received and issued for Frazier Courts.				
◆ Apply for replacement vouchers for Turner Courts, Rhoads Terrace, and Cedar Springs units scheduled for demolition	Applied for 170 vouchers as part Turner Courts HOPE VI application.	<ul style="list-style-type: none"> <li>No action taken during reporting period</li> </ul>	<ul style="list-style-type: none"> <li>No action taken during reporting period</li> </ul>		

- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling:
  - ☒ Conduct outreach efforts to potential voucher landlords
  - ☐ Increase voucher payment standards
  - ☒ Implement voucher homeownership program:
  - ☒ Implement public housing or other homeownership programs:
  - ☐ Implement public housing site-based waiting lists:
  - ☐ Convert public housing to vouchers:
  - ☐ Other: (list below)

### DHA's Strategic Framework

**Goal:** Increase assisted housing choices

Part I.

Key Performance Indicators	Provide voucher mobility counseling	Conduct outreach efforts to potential voucher landlords	Implement voucher homeownership program
	<ul style="list-style-type: none"> <li>Provide families with counseling and transportation to view units in non-poverty neighborhoods.</li> <li>Provide a means of familiarizing Section 8 families with the housing and neighborhood amenities in these areas.</li> </ul>	<ul style="list-style-type: none"> <li>Conduct quarterly landlord workshops.</li> <li>Provide incentives for new landlord participation in non-poverty neighborhoods.</li> <li>Register at least 700 new properties/units per year.</li> </ul>	<ul style="list-style-type: none"> <li>Actively market section 8 homeownership program to existing voucher holders.</li> <li>Recruit Family Self-Sufficiency program participants to the program.</li> <li>Refer families to homebuyer and credit counseling organizations.</li> <li>Partner with community organizations, lending institutions and real estate professionals.</li> <li>Assist 60 families achieve homeownership.</li> </ul>
Baseline Data	Provide voucher mobility counseling		
	<ul style="list-style-type: none"> <li>FY 2004 provided mobility counseling to 3,313 families.</li> </ul>		
	Conduct outreach efforts to potential voucher landlords		
	<ul style="list-style-type: none"> <li>As of July 2004, there are 4,800 landlords on the program.</li> <li>Between January 2004 and July 2004 - 11,833 new properties/units were placed on the program.</li> </ul>		
	Implement voucher homeownership program		
	<ul style="list-style-type: none"> <li>0 Beginning FY 2005.</li> </ul>		






## DHA's Strategic Framework

**Goal:** Increase assisted housing choices  
Part II.

Key Performance Indicators	<b>Implement public housing or other homeownership programs</b>	
	<ul style="list-style-type: none"> <li>• Partner with local government and community organizations to refer families to homeownership programs.</li> <li>• Apply for and when approved implement HUD's Resident Opportunities for Self-Sufficiency (ROSS) Homeownership Grants.</li> <li>• Assist 70 families at FSS designated sites and the Lakewest community become homeowners.</li> <li>• Through the HOPE VI program develop 79 homeownership units.</li> </ul>	Intentionally left Blank
Baseline Data	<b>Implement public housing or other homeownership programs</b>	
	<ul style="list-style-type: none"> <li>• FY 2004 - 12 families from the Lakewest community became homeowners.</li> </ul>	






## Annual Performance Measurement Update

Goal: Increase assisted housing choices.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<b>Provide voucher mobility counseling</b>					
 Provide counseling and transportation assistance to families viewing units in non-poverty neighborhoods	1,649 families briefed through 07/2005, estimate 3,200 by end of year; 18 van tours conducted through 07/2005.	<ul style="list-style-type: none"> <li>Thru June 2006 4,094 families counseled, estimate 4,640 by year end</li> </ul>	<ul style="list-style-type: none"> <li>Thru June 2007 6649 families were counseled, estimate 8085 by year end.</li> <li>4 Van tours were conducted &amp; 31 more are estimated to year end.</li> </ul>		
 Provide a means of familiarizing families with housing and neighborhood amenities in these areas	1,471 Amenity packets listing area stores, schools, social services, crime statistics, emergency contact info, etc. were distributed to clients attending Section 8 briefings.	<ul style="list-style-type: none"> <li>258 Amenity packets listing area stores, schools, social services, crime statistics, emergency contact info, etc. were distributed to clients attending Section 8 briefings.</li> </ul>	<ul style="list-style-type: none"> <li>All Walker participants received amenity packets.</li> </ul>		
<b>Conduct outreach efforts to potential voucher landlords</b>					
 Conduct quarterly landlord workshops	Through 07/2005, 32 workshops have been held, estimate 64 by year-end.	<ul style="list-style-type: none"> <li>Thru June 2006, 53 workshops have been held, estimate 59 by year end</li> </ul>	<ul style="list-style-type: none"> <li>Thru June 2007, 54 workshops have been held, estimate 59 by year end</li> </ul>		
 Provide incentives for new landlord participation in qualified Walker census tracts	Through 08/2005, City of Dallas Bonus paid \$40,800 to 68 families.	<ul style="list-style-type: none"> <li>Thru June 2006, City of Dallas Bonus paid \$21,600 to 35 families</li> </ul>	<ul style="list-style-type: none"> <li>Thru June 2007, \$25,200 was paid in bonus to 42 families by the City of Dallas</li> </ul>		
 Register at least 700 new properties/units per year	Through 07/2005, 621 new landlords vendors added to the Section 8 program. Estimated 1,242 new	<ul style="list-style-type: none"> <li>Thru June 2006, 890 new units added to the Section 8 program. Estimated 1,400 by</li> </ul>	<ul style="list-style-type: none"> <li>Thru June 2007, 1401 new units were added. Estimate adding 2,000 by year end.</li> </ul>		

**Goal: Increase assisted housing choices.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
	landlord vendors by year end.	year end.			
<b>Implement voucher homeownership program</b>					
✱ Actively market Section 8 homeownership program to existing voucher holders	DHA has conducted seven (7) Section 8 Homeownership Seminars	<ul style="list-style-type: none"> <li>Thru July 2006 eleven (11) Section 8 Homeownership Seminars were conducted</li> </ul>	<ul style="list-style-type: none"> <li>Thru July 2007 fourteen (14) Section 8 Homeownership Seminars were conducted</li> </ul>		
✱ Recruit Family Self-Sufficiency program participants to the program	Through 08/2005 729 families have attended Section 8 HVC Homeownership Seminars.	<ul style="list-style-type: none"> <li>1,073 families have been invited to participate; 497 have attended orientations</li> <li>Enrolled 533 participants (145 ph &amp; 388 S8)</li> </ul>	<ul style="list-style-type: none"> <li>1, 857 families have been invited to participate: 139 have attended orientations; 106 Section 8 have enrolled</li> </ul>		
✱ Refer families to homebuyer and credit counseling organizations	Through 08/2005 106 families referred to counseling program, 59 confirmed graduates.	<ul style="list-style-type: none"> <li>900 families have been referred to ACORN for credit counseling; currently they are working with 350 families</li> </ul>	<ul style="list-style-type: none"> <li>900 families have been referred to ACORN for credit counseling, currently they are working with 335 families</li> </ul>		
✱ Partner with community organizations, lending institutions and real estate professionals	DHA has established 15 partnerships with lenders, counseling, and real estate professionals.	<ul style="list-style-type: none"> <li>DHA continues work with its partners established in FY-2005</li> <li>August 2006 DHA created public facilities corporation to fund homeownership opportunities for 437 S8 families</li> </ul>	<ul style="list-style-type: none"> <li>DHA continues work with its partners</li> <li>893 families have homeownership as their goal</li> </ul>		
<b>Implement public housing or other homeownership programs</b>					
✱ Partner with local government and community	Established partnerships with Builders of Hope,	<ul style="list-style-type: none"> <li>DHA continues to work with its partners established</li> </ul>	<ul style="list-style-type: none"> <li>DHA continues work with its partners</li> </ul>		

**Goal: Increase assisted housing choices.**

<b>Key Performance Indicators</b>	<b>FY 2005 Performance</b>	<b>FY 2006 Performance</b>	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>
organizations to refer families to homeownership programs	Habitat for Humanity, Consumer Credit Counseling and Dallas County Home Loan Counseling.	in FY-2005 <ul style="list-style-type: none"> <li>August 2006 DHA created public facilities corporation to fund homeownership opportunities for 101 PH families</li> </ul>	<ul style="list-style-type: none"> <li>193 families have homeownership as their goal</li> </ul>		
 Apply for HUD ROSS Homeownership grants	DHA currently administers two ROSS Homeownership grants. An application under 2005 SuperNOFA was not completed.	<ul style="list-style-type: none"> <li>DHA currently administers two ROSS and applied an additional 2006 Ross Homeownership grant.</li> </ul>	<ul style="list-style-type: none"> <li>DHA currently administers two ROSS Homeownership/Family grants. For FY 2007 DHA will seek funding under the Ross Homeownership and Family Grant.</li> </ul>		
 Assist 70 families at FSS designated sites and Lakewest community become homeowners	Through 08/2005, 23 families have closed on their homes. Estimate an additional 10 families will close by year-end.	<ul style="list-style-type: none"> <li>7 families closed on homes during this period. Ten will close by year end</li> </ul>	<ul style="list-style-type: none"> <li>14 families closed on homes during this period. Eight are expected to close by year end.</li> </ul>		
 Through the HOPE VI program develop 79 homeownership units	Issued two RFP's for developers and selected Sphinx Corporation and South Dallas Coalition.	<ul style="list-style-type: none"> <li>Plans and specifications are under development for Frazier Courts and Roseland Homes Homeownership Programs. Developers have secured financing.</li> <li>The City of Dallas has committed \$1.8 million for the Frazier Homeownership</li> </ul>	<ul style="list-style-type: none"> <li>Contract signed with Townhaven Companies, LLC for the construction of 51 single family homes at Frazier Courts site.</li> </ul>		



HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - ☒ Implement public housing security improvements:
  - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - ☒ Other: (list below)
- Reserve up to 20% of Section 8 Housing Choice Vouchers for Project Based assistance which will provide housing for families with special needs.





## DHA's Strategic Framework

<b>Goal:</b> Provide an improved living environment.			
Key Performance Indicators	Implement measures to promote income mixing	Implement public housing security improvements	Other
	<ul style="list-style-type: none"> <li>Continue to develop mixed income communities blending private market and publicly assisted units.</li> <li>Develop 300 market rate multi-family rental units:               <ul style="list-style-type: none"> <li>Hall Street</li> <li>Frazier Courts</li> <li>Other sites</li> </ul> </li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Coordinate with Resident Councils and residents to create crime watch groups.</li> <li>Work with security provider to develop and implement a security assessment strategy for each site.</li> <li>Active enforcement of HUD/DHA lease and "House Rules".</li> </ul>	<ul style="list-style-type: none"> <li>Reserve up to 20% of Section 8 Housing Choice Vouchers for Project Based assistance which will provide housing for families with special needs.</li> </ul>
Baseline Data	Implement measures to promote income mixing		
	<ul style="list-style-type: none"> <li>Developed 73 market rate units since FY 2003.</li> </ul>		
	Implement public housing security improvements		
	<ul style="list-style-type: none"> <li>19 evictions were filed in 2003 for cause.</li> <li>Three crime watch groups have been established (Roseland, Turner Courts and Kingbridge Crossing).</li> </ul>		
	Other		
	<ul style="list-style-type: none"> <li>Zero PBA units</li> </ul>		

## Annual Performance Measurement Update

Goal: Provide an improved living environment.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<b>Implement measures to promote income mixing</b>					
 Continue to develop mixed income communities blending private market and publicly assisted	Frazier Fellowship 16 market rate and 60 public housing units.	<ul style="list-style-type: none"> <li>• August 2006 currently under construction is a total of 350 (282 public housing &amp; 68 market rate units) multi-family mixed income rental units</li> <li>• Planned development (Hall Street &amp; Frazier scattered sites) includes an additional 149 (61 public housing and 88 market rate) multi-family rental units</li> <li>• Las Brisas includes 180 affordable market rate units</li> <li>• Ridge Parc II includes 128 affordable market rate units</li> </ul>	<ul style="list-style-type: none"> <li>• Completed construction on Frazier Fellowship 76 units</li> <li>• Mill City Parc under construction – 116 units</li> <li>• Wahoo Frazier under construction – 118 units</li> <li>• Contract awarded for 51 single family homes</li> <li>• Working toward Closing of Hall Street Corridor in 2007</li> </ul>		
 Develop 300 market rate multi-family units: Hall Street, Frazier and other sites	Negotiation of ground lease for Frazier & Roseland Homeownership (79 units). Senior Village of Lakewest (app. 800 units) developer agreement signed, construction start winter 2005.	<ul style="list-style-type: none"> <li>• January 2006 cancelled contract with initial developer selected for Senior Village</li> <li>• February 2006 Proposals from Developers were received to develop a Senior Village at Lakewest.</li> </ul>	<ul style="list-style-type: none"> <li>• Completed construction on Frazier Fellowship 76 units</li> <li>• Mill City Parc under construction – 116 units</li> <li>• Wahoo Frazier under construction – 118 units</li> <li>• Contract awarded</li> </ul>		

**Goal: Provide an improved living environment.**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
		<ul style="list-style-type: none"> <li>Las Brisas includes 180 affordable market rate units</li> <li>Ridge Parc II includes 128 affordable market rate units</li> </ul>	for 51 single family homes <ul style="list-style-type: none"> <li>Working toward closing of Hall Street Corridor in 2007</li> </ul>		
<b>Implement public housing security improvements</b>					
 Coordinate with Resident Councils and residents to create crime watch groups	There are 18 active crime watch groups; 8 developments are working to establish crime watch.	<ul style="list-style-type: none"> <li>Compared to last year there was a 17% increase in the number of active crime watch groups (21)</li> </ul>	<ul style="list-style-type: none"> <li>Of 26 developments, 21 have active crime watch groups</li> </ul>		
 Work with security provider to develop and implement a security assessment strategy for each site	Through the U.S. Atty. General Office DHA submitted a pilot grant application that will provide security cameras for public housing developments.	<ul style="list-style-type: none"> <li>January 2006 DHA was granted \$150k funding through the U.S. Atty. General Office via Public Housing Safety Initiative to install CCTVs at Turner Courts &amp; Rhoads Terrace. Ongoing security assessment completed in connection with crime watch and 3<sup>rd</sup> party security.</li> </ul>	<ul style="list-style-type: none"> <li>May 2007 cameras were installed at Turner Courts and Rhoads Terrace. Cameras were also installed @ Kingbridge Crossings, Villa Creek, Hamptons @ Lakewest, Lakeview Townhomes, &amp; Hillcrest. Staff training provided.</li> </ul>		
 Active enforcement of HUD/DHA lease and "House Rules"	Through 08/2005, 15 families have been evicted for cause.	<ul style="list-style-type: none"> <li>Compared to last year there was a 93% increase in the number of families evicted for cause (29)</li> </ul>	<ul style="list-style-type: none"> <li>Through June 2007 40 families have been evicted for cause.</li> </ul>		
 Reserve up to 20% of Section 8 Housing Choice	Approved 353 PBA units at 19 different apartment complexes.	<ul style="list-style-type: none"> <li>Approved 372 PBA units at 8 different apartment</li> </ul>	<ul style="list-style-type: none"> <li>Approved 417 PBA units at 7 different</li> </ul>		

Goal: Provide an improved living environment.					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
Vouchers for Project Based assistance which will provide housing for families with special needs.		complexes. <ul style="list-style-type: none"> <li>• Four additional proposals are current under review</li> </ul>	apartment complexes. <ul style="list-style-type: none"> <li>• Six additional proposals are current under review</li> </ul>		



**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

## DHA's Strategic Framework

Goal: Promote Self-Sufficiency and asset development of families and individuals			
Key Performance Indicators	Increase number and percentage of employed persons	Provide or attract supportive services to improve employability	Provide or attract supportive services to increase independence for elderly or families with disabilities
	<ul style="list-style-type: none"> <li>• Increase the number clients working.</li> <li>• Increase the number of Family Self-Sufficiency participants by 30%.</li> <li>• At least 30% of active participants in the Family Self-Sufficiency program will have an escrow account.</li> <li>• Identify and communicate via direct mail economic opportunities to persons who report no earned income.</li> <li>• One-on one case management through the Family Self-Sufficiency program.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop formal partnerships with social service organizations and job trainers to provide educational and economic programs.</li> <li>• Provide training opportunities on-site at various developments as well as the RET center.</li> <li>• Conduct 15 job fairs for clients.</li> <li>• Conduct 80 job readiness and survival skills classes.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Develop formal partnerships with social service organizations, and job trainers to provide programs and opportunities to assist residents maintain an independent lifestyle.</li> <li>• Conduct health fairs.</li> <li>• On-site health care clinics.</li> <li>• Establish partnerships with local health care agencies and social service providers.</li> <li>•</li> </ul>
Baseline Data	Increase number and percentage of employed persons		
	<ul style="list-style-type: none"> <li>• As of July 2004, 12% of families on the public housing program reported "Zero Income".</li> </ul>		
	Provide or attract supportive services to improve employability		
	<ul style="list-style-type: none"> <li>• As of July 2004, DHA has 3 Memorandum of Understanding/Agreement.</li> </ul>		
	Provide or attract supportive services to increase independence for elderly or families with disabilities		
	<ul style="list-style-type: none"> <li>• As of July 2004, DHA has 23 Memorandum of Understanding/Agreement.</li> </ul>		

## Annual Performance Measurement Update

<b>Goal: Promote Self-Sufficiency and asset development of families and asset development of families and individuals</b>					
<b>Key Performance Indicators</b>	<b>FY 2005 Performance</b>	<b>FY 2006 Performance</b>	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>
<b>Implement measures to promote income mixing</b>					
● Increase the number of clients working	Twelve percent (12%) increase, FY2004 new employment – 7,127; FY2005 new employment 7,959.	<ul style="list-style-type: none"> <li>• Employment figures remain 11% above FY 2004 level. As of 9/2006 employment figure is 7,941</li> </ul>	<ul style="list-style-type: none"> <li>• Employment figures remain above FY 2004 level. As of 6/07 employment has increased to 8,157</li> </ul>		
● Increase the number of Family Self-Sufficiency participations by 30%	One hundred six percent increase (106%), 481 new enrollment in FY 2004; 992 new enrollment in FY 2005.	<ul style="list-style-type: none"> <li>• 514 PH and Section 8 families were enrolled in the FSS program</li> <li>• 73 FSS participants successfully graduated</li> <li>• 54 FSS participants purchased homes</li> </ul>	PH: Although new enrollment has declined, movement of FSS families to self-sufficiency has increased to effective implementation of HVC Homeownership Program & ROSS Homeownership grants. Staff developed strategies to work with active completed participants to move to homeownership. More than 54 FSS participants & graduates became 1 <sup>st</sup> time home buyers. Staff continues outreach for the program		
● Identify and communicate via direct mail economic opportunities to persons who	13,530 families outreached.	<ul style="list-style-type: none"> <li>• 10,922 clients without earned income were outreached</li> </ul>	<ul style="list-style-type: none"> <li>• 10,000+ clients were outreached via Flyers, direct mail, direct contact, and at community sponsored events</li> </ul>		

**Goal: Promote Self-Sufficiency and asset development of families and asset development of families and individuals**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
report no earned income			regarding employment & self-employment opportunities.		
● One-on-one case management through the Family Self-Sufficiency program.	2,100 families currently enrolled.	• 2,171 families currently enrolled	• 2,047 families currently enrolled		
<b>Provide or attract supportive services to improve employability</b>					
● Develop formal partnerships with social service organizations & job trainers to provide educational and economic programs	Twenty five (25) partnerships developed.	<ul style="list-style-type: none"> <li>• Five (5) new partnerships were developed.</li> <li>• Twelve (12) MOA executed</li> </ul>	<ul style="list-style-type: none"> <li>• Five new partnerships were developed.</li> <li>• Thirty-one new formal partnerships developed, ten new partnerships specifically with employers.</li> </ul>		
● Provide training opportunities on-site at various developments as well as RET center	Three new training programs.	<ul style="list-style-type: none"> <li>• GED and Optical Technician training was provided</li> <li>• August 2006, Internship program provided</li> <li>• September 2006, 8 trainees complete DHA Section 3 training program</li> </ul>	<ul style="list-style-type: none"> <li>• Four new on-site training opportunities were provided; 2 at RET Center and 2 at sites.</li> </ul>		
● Conduct 15 job fairs for clients	Fifteen job fairs conducted.	Nine job fairs were conducted	Marketed Ninety-three job fairs		

**Goal: Promote Self-Sufficiency and asset development of families and asset development of families and individuals**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<ul style="list-style-type: none"> <li>Offer/Conduct job readiness and survival skills</li> </ul>	DHA has conducted 10 job readiness and survival skills; referred 100 individuals to partners.	<ul style="list-style-type: none"> <li>6 job readiness classes were conducted; referred 300 individuals to partners.</li> </ul>	<ul style="list-style-type: none"> <li>6 job readiness classes were conducted; referred 300 individuals to partners.</li> </ul>		
Provide or attract supportive services to increase independence for elderly or families with disabilities					
<ul style="list-style-type: none"> <li>Develop formal partnerships with social service organizations and job trainers to provide programs and opportunities to assist residents maintain an independent life-style</li> </ul>	Thirty new partnerships developed with social services, welfare to work organizations, and job trainers.	<ul style="list-style-type: none"> <li>Twelve new partnerships developed with social services, welfare to work organization, and job trainer</li> </ul>	<ul style="list-style-type: none"> <li>Twenty new partnerships established.</li> </ul>		
<ul style="list-style-type: none"> <li>Conduct health fairs</li> </ul>	Through 08/2005, 9 health fairs have been conducted on-site at DHA elderly/disable developments.	<ul style="list-style-type: none"> <li>28 health fairs have been on-site</li> </ul>	<ul style="list-style-type: none"> <li>55 health fairs have been conducted at family &amp; elderly sites,</li> </ul>		
<ul style="list-style-type: none"> <li>On-site health clinics</li> </ul>	There are 11 on-site health clinics.	<ul style="list-style-type: none"> <li>There are 8 on-site health clinics</li> </ul>	<ul style="list-style-type: none"> <li>6 health clinics are held on site</li> </ul>		
<ul style="list-style-type: none"> <li>Establish partnerships with local health care agencies and social service providers</li> </ul>	There are 3 lease agreements, 2 contracts for service, and 55 Memorandum of Understanding with social service organizations.	<ul style="list-style-type: none"> <li>There are 9 lease agreements, 12 Memorandum of Understanding, and 60 partnership with social service organizations</li> </ul>	<ul style="list-style-type: none"> <li>31 Memorandum of Agreements have been executed</li> </ul>		

## **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☒ Other: (list below)
    - Reserve up to 20% of Section 8 Housing Choice Vouchers for Project Based assistance which will provide housing for families with special needs.
    - DHA will comply with the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

## DHA's Strategic Framework

Goal: Ensure Equal Opportunities in Housing for all Americans				
Key Performance Indicators	Undertake affirmative measures to ensure access	Undertake affirmative measures to provide suitable living environment	Undertake affirmative measures to ensure accessible housing to persons with disabilities	Other
	<ul style="list-style-type: none"> <li>Develop satellite in-take sites at local community organizations, churches, etc. for families to place an application for housing.</li> <li>Provide translator as necessary.</li> <li>Advertise in local media all programs.</li> <li>Develop and distribute to community organizations flyers, pamphlets and information on affordable housing programs.</li> <li>Market to special populations (such as disabled, minority groups including but not limited to Hispanic, Asian, Afro-American)</li> </ul>	<ul style="list-style-type: none"> <li>DHA will work with private landlords through routine Landlord workshops.</li> <li>DHA will continue conduct Housing Quality Standard inspections on all Section 8 units.</li> <li>DHA will conduct Quality 10% of units passing HQS inspection.</li> <li>DHA will develop internal procedures to conduct REAC inspection of Public Housing developments.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain a minimum of 5% handicap accessible unit for all developments.</li> <li>Maintain a minimum of 2% visual and hearing-impaired units for all developments.</li> </ul>	<ul style="list-style-type: none"> <li>Reserve up to 20% of Section 8 Housing Choice Vouchers for Project Based assistance which will provide housing for families with special needs.</li> </ul>
Baseline Data	Undertake affirmative measures to ensure access			
	<ul style="list-style-type: none"> <li>DHA has four satellite in-take sites.</li> <li>As of July 2004, there are a combined total of 37,234 families on all waiting lists.</li> </ul>			
	Undertake affirmative measures to provide suitable living environment			
	<ul style="list-style-type: none"> <li>For FY 2003, DHA completed 24,509 HQS inspections.</li> </ul>			
	Undertake affirmative measures to ensure accessible housing to persons with disabilities			
	<ul style="list-style-type: none"> <li>Comply with EEOC and Fair Housing Regulations and HUD HAP.</li> </ul>			
	Other			
	<ul style="list-style-type: none"> <li>Zero PBA units</li> </ul>			

## Annual Performance Measurement Update

Goal: Promote Ensure Equal Opportunities in Housing for all Americans					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<b>Undertake affirmative measures to ensure access</b>					
<ul style="list-style-type: none"> <li>Develop satellite in-take sites at local community organizations, churches, etc. for families to place an application</li> </ul>	Three satellite in-take sites. As of June 2004 the waiting list is closed with the exception of elderly persons and families eligible for a 4 or 5 bedroom unit.	<ul style="list-style-type: none"> <li>Five satellite in-take sites.</li> </ul>	<ul style="list-style-type: none"> <li>Satellite in-take sites were eliminated in 2007 &amp; replaced with information on DHA web site regarding application process. DHA initiated development strategy for an interactive web based system that will allow applications to be accepted on line. Implementation date has yet to be determined.</li> </ul>		
<ul style="list-style-type: none"> <li>Provide translator as necessary</li> </ul>	Spanish speaking counselors are available. For families who speak other languages or have a hearing impairment translation services are contracted.	<ul style="list-style-type: none"> <li>Spanish speaking counselors are available. For families who speak other languages or have a hearing impairment translation services are contracted.</li> </ul>	<ul style="list-style-type: none"> <li>Spanish speaking counselors are available. For families who speak other languages or have a hearing impairment translation services are contracted</li> <li>DHA began identification of staff who speak, write and/or interpret other languages.</li> </ul>		
<ul style="list-style-type: none"> <li>Advertise in local media all programs</li> </ul>	The closing of the waiting list was advertised on local news stations and print media.	<ul style="list-style-type: none"> <li>Listing of RFPs, Bids, the opening &amp; closing of the waiting list, etc are advertised in local</li> </ul>	<ul style="list-style-type: none"> <li>Listing of RFPs, Bids, the opening &amp; closing of the waiting list, etc are advertised in local</li> </ul>		



		media outlets including Dallas Morning News, Dallas Weekly, El Hispano News, Chamber of Commerce, City Hall and other outreach locations. DHA's web page also provided information.	media outlets including Dallas Morning News, Dallas Weekly, El Hispano News, Chamber of Commerce, City Hall and other outreach locations. DHA's web page also provided information.		
<ul style="list-style-type: none"> <li>Develop and distribute to community organizations flyers, pamphlets and information on affordable housing programs.</li> </ul>	Informational flyers are distributed to local grass root organizations, chamber of commerce and other community organizations.	<ul style="list-style-type: none"> <li>In addition to flyers being distributed, information is also advertised on the DHA website</li> </ul>	<ul style="list-style-type: none"> <li>In addition to flyers being distributed, information is also advertised on the DHA website. Information and presented at community meetings, special interest groups such as homeowners associations &amp; school districts.</li> </ul>		
<b>Undertake affirmative measures to ensure access</b>					
<ul style="list-style-type: none"> <li>Develop satellite in-take sites at local community organizations, churches, etc. for families to place an application</li> </ul>	Three satellite in-take sites. As of June 2004 the waiting list is closed with the exception of elderly persons and families eligible for a 4 or 5 bedroom unit.	<ul style="list-style-type: none"> <li>Five satellite in-take sites.</li> </ul>	Satellite in-take sites were eliminated in 2007 & replaced with information on DHA web site regarding application process. DHA initiated development strategy for an inter-active web based system that will allow applications to be accepted on line. Implementation date has yet to be determined.		
<ul style="list-style-type: none"> <li>Provide translator as necessary</li> </ul>	Spanish speaking counselors are available. For families who speak other languages or have a hearing impairment	<ul style="list-style-type: none"> <li>Spanish speaking counselors are available. For families who speak other languages or have a hearing</li> </ul>	<ul style="list-style-type: none"> <li>Spanish speaking counselors are available. For families who speak other languages or have a hearing</li> </ul>		

	translation services are contracted.	impairment translation services are contracted.	impairment translation services are contracted • DHA began identification of staff who speak, write and/or interpret other languages.		
■ Advertise in local media all programs	The closing of the waiting list was advertised on local news stations and print media.	• Listing of RFPs, Bids, the opening & closing of the waiting list, etc are advertised in local media outlets including Dallas Morning News, Dallas Weekly, El Hispano News, Chamber of Commerce, City Hall and other outreach locations. DHA's web page also provided information.	• Listing of RFPs, Bids, the opening & closing of the waiting list, etc are advertised in local media outlets including Dallas Morning News, Dallas Weekly, El Hispano News, Chamber of Commerce, City Hall and other outreach locations. DHA's web page also provided information.		
■ Develop and distribute to community organizations flyers, pamphlets and information on affordable housing programs.	Informational flyers are distributed to local grass root organizations, chamber of commerce and other community organizations.	• In addition to flyers being distributed, information is also advertised on the DHA website	• In addition to flyers being distributed, information is also advertised on the DHA website. Information is also presented at community meetings, special interest groups such as homeowners associations & school districts.		
<b>Undertake affirmative measures to provide suitable living environment</b>					
■ DHA will work with private landlords through routine landlord workshops	Through 07/2005 32 landlord workshops have been conducted.	• Thru June 2006, 53 workshops have been held, estimate 59 by year end	Thru June 2007, 54 workshops have been held, estimate 59 by year end		

■ DHA will continue to conduct HQS inspections on all Section 8 units	Through 07/2005, 15,196 HQS inspections have been completed.	• Through 06/2006, 23,052 HQS inspections have been completed	• Through 6/2007 22,195 inspections have been completed		
■ DHA will conduct quality inspections on 10% of the units passing HQS	Through 07/2005, 222 quality inspections have been completed.	• Through 06/2006, 448 quality inspections have been completed.	• Through 6/2207, 427 quality inspections have been completed.		
■ DHA will develop internal procedure to conduct REAC inspections of public housing developments	A REAC inspector has been hired to conduct on-going inspections.	• Housing Quality Inspector proactively inspected DHA properties using REAC criteria. Properties with less than 100 units have all units inspected annually. 30% of all units are inspected at properties with 100 or more units. As staff increases, unit inspection percentages will increase.	• Housing Quality Inspector proactively inspected DHA properties using REAC criteria. Properties with less than 100 units have all units inspected annually. 30% of all units are inspected at properties with 100 or more units.		
<b>Undertake affirmative measures to ensure accessible housing to persons with disabilities</b>					
■ Maintain a minimum of 5% handicap accessible units	Sixty-four (64) units were brought on-line 5% are handicap accessible.	• Frazier Fellowship (76 units) 5% meet ADA requirements an additional 20% of each bedroom type meets fair housing guidelines	•Frazier Fellowship, Mill City Parc, Wahoo Frazier (310) units) 5% meet ADA requirements an additional 20% of each bedroom type meets fair housing guidelines		
■ Maintain 2% visual & hearing impaired units	Sixty-four (64) units were brought on-line 2% are visual & hearing-impaired units.	• A minimum of 2% of the units at Frazier Fellowship will be visual & hearing impaired	• A minimum of 2% of the units at Frazier Fellowship, Mill City Parc & Wahoo Frazier will be		

		units	visual & hearing impaired units		
<b>Other</b>					
<ul style="list-style-type: none"> <li>Reserve up to 20% of Section 8 Housing Choice Vouchers for Project Based assistance which will provide housing for families with special needs.</li> </ul>	Approved 353 PBA units at 19 different apartment complexes.	<ul style="list-style-type: none"> <li>Approved 372 PBA units at 8 different apartment complexes.</li> <li>Four additional proposals are current under review</li> </ul>	<ul style="list-style-type: none"> <li>Approved 417 PBA units at 7 different apartment complexes.</li> <li>Six additional proposals are under review.</li> </ul>		

**Other PHA Goals and Objectives: (list below)**





**DHA Strategic Goal:**

- ☒ DHA Goal: Promote resident employment and business opportunities:  
Objective:
- ☒ Continue to operate a Section 3 Training & Employment program.
  - ☒ Encourage independent contractors to hire Section 3 residents.
  - ☒ DHA will actively solicit resident owned businesses to contract with.


**DHA's Strategic Framework**

Goal: Promote resident entrepreneurial and business opportunities			
Key Performance Indicators	Section 3 Training & Employment Training Program	Encourage independent contractors to hire Section 3 residents	DHA will actively solicit resident owned businesses to contract with
	<ul style="list-style-type: none"> <li>Subject to the availability of funds, DHA will recruit and enroll 100 residents over five years to participate in program.</li> </ul>	<ul style="list-style-type: none"> <li>Award points in the procurement process to firms and organizations that will guarantee Section 3 participation.</li> <li>Active monitoring and enforcement of contractual Section 3 language.</li> </ul>	<ul style="list-style-type: none"> <li>Establish a process to assist residents who express an interest in developing their own business.</li> <li>Assist 8 individuals establish child-care business.</li> </ul>
Baseline Data	Develop Section 3 Program		
	<ul style="list-style-type: none"> <li>As of July 2004, 28 residents are participating in the Section 3 program.</li> </ul>		
	Encourage independent contractors to hire residents		
	<ul style="list-style-type: none"> <li>In FY 2003, independent contractors hired 84 residents.</li> <li>As of July 2004, independent contractors hired 141 residents.</li> </ul>		
	Solicit and contract with resident owned businesses		
	<ul style="list-style-type: none"> <li>0 Beginning FY 2005.</li> </ul>		

## Annual Performance Measurement Update

Goal: Promote resident entrepreneurial and business opportunities					
Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
<b>Section 3 Training &amp; Employment Program</b>					
 Subject to the availability of funds, recruit and enroll 100 residents	Through 08/2005, 100 residents have been recruited.	<ul style="list-style-type: none"> <li>Ten residents were recruited and participated in Resident Employment &amp; Training (RET) Section 3 Training.</li> <li>Through 06/2005, 89 residents have been recruited to participate in the RET program.</li> </ul>	<ul style="list-style-type: none"> <li>DHA has exceeded this goal and continued to recruit 90 residents to participate in community based and DHA sponsored training programs.</li> </ul>		
<b>Encourage independent contractors to hire Section 3 residents</b>					
 Award point in the procurement process to firms and organizations that will guarantee Section 3 participation	Where applicable DHA awards 5 points in the RFP rating criteria for firms who indicate an opportunity to hire section 3 employees.	Where applicable DHA awards 5 points in the RFP rating criteria for firms who indicate an opportunity to hire section 3 employees.	Where applicable DHA awards 5 points in the RFP rating criteria for firms who indicate an opportunity to hire section 3 employees.		
 Active monitoring and enforcement of contractual Section 3 language	189 Section 3 employees were hired by DHA contractors.	<ul style="list-style-type: none"> <li>230 Section 3 employees hired by DHA contractors</li> </ul>	<ul style="list-style-type: none"> <li>140 Section 3 employees hired by DHA contractors.</li> </ul>		
<b>Undertake affirmative measures to ensure accessible housing to persons with disabilities</b>					
 Establish a process to assist residents who express an interest in developing their own business	In addition to five Family Day Homes, DHA has referred families to outside organizations including the City of Dallas, Bill J. Priest Institute, Dallas County, Small	<ul style="list-style-type: none"> <li>Five resident owned businesses were established in 2005 of these three have successfully operated for one year</li> <li>Two residents owned businesses are expected to open</li> </ul>	DHA continues to refer families to outside organizations including the City of Dallas, Bill J Priest Institute, Dallas County, and the Small Business Administration for		

**Goal: Promote resident entrepreneurial and business opportunities**

Key Performance Indicators	FY 2005 Performance	FY 2006 Performance	FY 2007	FY 2008	FY 2009
	Business Association, etc.	in 2006 in the Roseland community	assistance in establishing businesses. Two residents were trained in entrepreneurship. One resident owned business opened October 2006 through DHA contract for Family Day Homes business		
 Assist 8 individuals establish child care businesses	Five individuals completed Family Day Home training, three centers open at Frankford Townhomes, three residents currently enrolled in Family Day Home training, three completed child development associate (CDA).	<ul style="list-style-type: none"> <li>Seven individuals completed Family Day Care Home Training, four businesses were opened, and two are scheduled to open by August 2006.</li> </ul>	<ul style="list-style-type: none"> <li>One resident opened a Family Day Home.</li> </ul>		

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**



## **ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Fiscal Year 2008 Annual Performance Plan for The Housing Authority of the City of Dallas, Texas (DHA) supports the objectives of the Agency's Five Year Plan and outlines the performance goals and the means and strategies that will be used in FY 2008 to achieve them.

DHA's primary role is to address the affordable housing needs of families who reside in the Greater Dallas metropolitan area as well as Louisiana families displaced due to hurricane "Katrina". DHA is proposed \$246,886,417. in funding for FY 2008. These funds will support the following strategic goals:

- Creation of additional affordable housing units
- Increasing homeownership opportunities
- Modernization of existing housing stock
- Promoting self-sufficiency opportunities
- Ensuring accountability and effective and efficient management

This Executive Summary provides a brief overview of the key performance measures DHA has adopted to track its progress in achieving its strategic goals during FY 2008.

### **Creation of Additional Affordable Housing Units**

The City of Dallas' Consolidated Plan establishes a shortage of 30,000 affordable rental housing units in the City of Dallas. The plan states that 15% of families at 50% to 80% of Area Median Family Income were spending more than 30% of their gross income on housing cost. The shortage of affordable housing is also supported by the more than 29,000 families currently on DHA's various housing program waiting lists.

The following are some of the key performance goals DHA has established to track our progress in creating additional affordable housing units in FY 2007.

- Roseland Homeownership & Hall Street Units. As part of the final phases of a comprehensive revitalization plan for Roseland Homes, which is located in the northeast sector of Dallas, in FY 2007, DHA will begin the construction of 39 homeownership units. Additionally, will partner with a local faith based organization to develop a 143 multi-

family mixed income complex. To date this plan has produced 590 multi-family rental units. This mixed income community includes the development of 73 market rate multi-family rental units.

- Frazier Courts Multi-Family Units. In connection with the 2004 Frazier Courts HOPE VI application DHA will develop 234 multi family rental units. HOPE VI funds were leveraged with 9% tax credits from the Texas Department of Housing and Community Affairs. To date this plan has produced 76 multi-family rental units. This mixed income development includes 16 market rate units.
- Walker Section 8 Vouchers. As part of class action suit HUD will provide DHA with 3,205 vouchers. To date HUD has provided funding for 2,100 vouchers. In 2006 DHA received HUD's approval to fund the balance of these vouchers which will be leased in 2007.
- Housing Choice Vouchers. To assist families with affordable housing in the private market, DHA will identify and make application to the U.S. Department of Housing and Urban Development when a Notice of Funding Availability (NOFA) for Section 8 Housing Choice Vouchers is published.
- Expansion of housing choice. To increase availability and accessibility thereby creating additional choice for the families we serve, DHA will develop an aggressive marketing and recruitment campaign of new Section 8 landlords.

### **Increasing Homeownership Opportunities**

Many of our families believe that achieving the American Dream of owning their own home is unrealistic. DHA is dedicated to helping more public housing and Section 8 residents realize the American Dream. The following are some of the key performance goals DHA has established to track our progress in increasing homeownership opportunities in FY 2007.

- Roseland Homes. DHA will build 39 homeownership units on the Roseland Homes site and the surrounding neighborhood; some will be available for sale in 2007.
- Frazier Courts. DHA will build 40 homeownership units on the Frazier Courts site; some will be available for sale in 2007.
- ROSS Lakewest/FSS designated. During the implementation of these thirty-six month grants, DHA proposes to provide approximately \$450,000 for home maintenance, credit repair, down payment and closing cost expenses, etc. These funds will help approximately 60 families residing in the targeted developments achieve the American Dream.

- Family Self-Sufficiency Program for FY 2007. DHA will work with the existing FSS families (1,065) as well as new enrollees that participate in the FSS program who have identified homeownership as a goal in their Contract of Participation. DHA will work with these families to develop an individualized plan to address relevant issues of qualifying for a mortgage loan.
- Section 8 Housing Choice Voucher Homeownership. DHA's goal is to assist 20 voucher holders to become homeowners in FY 2008.

### **Modernization of existing housing stock**

Through the public housing program, DHA owns and operates 23 apartment complexes with a total of 4,489 units. The following are some of the key performance goals DHA has established to track our progress in modernizing our existing housing stock.

- Life Span Needs Analysis. DHA conducted a study to determine the physical condition of its existing public housing stock including, major mechanical equipment. In 2007, this study shall be utilized for the purpose of developing a comprehensive modernization strategy.
- Capital Fund Program. DHA will develop a comprehensive strategic plan to address the modernization needs of our existing public housing inventory. This plan will incorporate the ideas of residents, community organizations, and DHA staff. DHA will commit Capital Fund Program (CFP) dollars to address major capital improvements to our facilities. To ensure the efficient use of these funds, all CFP funds will be obligated within two years and expended within four years from the date of receipt.
- South Dallas Master Plan. DHA will work with a firm to develop a comprehensive Master Plan for the Rhoads Terrace and Turner Courts communities.

### **Promotion of Self-Sufficiency Opportunities.**

The area median income for a family of 4 in the City of Dallas is \$65,300, while only 13% of the heads-of-holds in public housing reported annual income over \$15,000. The following are some of the key performance goals DHA has established to track our progress toward promoting self-sufficiency opportunities for our residents.

- FSS Enrollment and Graduation. For FY 2007 DHA's goal is to increase the enrollment of new FSS participation in combination with successful FSS graduates by 20% or 282 families.

- FSS Escrow Accounts. For Section 8 families enrolled in the FSS program at least 30% shall have an established escrow account.
- Partnerships. Establish formal partnerships through the FSS Program Coordinating Committee (PCC) with private and public organizations to assist in the delivery of services that enable our resident to increase their quality of life.
- Section 3. Subject to the availability of funds, DHA will work with residents to create economic opportunities and gain practical work experience through DHA's Section 3 program. DHA will also aggressively work with its contracted vendors to ensure available trade position for DHA residents on associated contracts. Lastly, when possible DHA will contract directly with residents for services.

### **Ethics, Accountability and Management**

DHA embraces the highest standards of ethics, management and accountability in carrying out its responsibilities. To this end, in FY 2007, DHA will make measurable improvements in the following areas.

- Customer Service. Resident input is critical to the overall success of the agency. DHA takes the comments and concerns of our residents very seriously. The HUD resident survey is one barometer by which DHA measures resident satisfaction with their overall living conditions. Additionally, DHA staff will attend Resident Council meetings to provide residents with information as well as to address any comments, concerns or questions.
- Information Technology. To increase the efficiency and effectiveness of the agency's overall operations. In 2007, DHA will continue the installation of a new software system. Software platforms to handle project based accounting will also be implemented.
- Management. Improving the management and performance of public and assisted housing are important goals of the agency. DHA will ensure that the Housing Choice Voucher Management Score (SEMAP) maintains a level of high performer and the Public Housing Management Score (PHAS) will increase by at least one percentage point to also attain level of high performer. In accordance with HUD regulations, DHA has requested a 12 month regulatory waiver of these performance indicators as a result of the extraordinary strain of agency resources for Hurricanes Katrina and Rita.
- Income and rent determination. Due to the potential for incomplete reporting of income, which may result in the improper calculation of rent, DHA has devised a strategic goal to address this issue. DHA will utilize new information technology software to assist in the rent

calculations. Additionally, DHA will initiate a file audit process of 20% of the Public Housing program files. For the Section 8 program DHA will use the following formula: for the initial 2,000 persons on the waiting list 30 files will be audited, for each subsequent 200<sup>th</sup> person one additional file will be audited.

- Human Capital. With more than 400 employees, people are one of the agency's most important resources. DHA will establish training programs to ensure that its staff develops and maintains the technical and professional expertise to sustain the efficient and effective delivery of services to DHA residents.

## **Conclusion**

The Fiscal Year 2007 Annual Performance Plan for The Housing Authority of the City of Dallas, Texas (DHA) outlines the performance goals of the agency and the means and strategies that will be used in FY 2007 to achieve them. DHA has adopted several major performance goals: creation of additional affordable housing units, modernization of existing public housing stock, promoting self-sufficiency, increasing homeownership and ensuring accountability and management. DHA is proposing \$224,126,345 in funding for FY 2007 to support these strategic goals.

## **Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment.  
Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments

- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration   | Attachment A                               |
| <input checked="" type="checkbox"/> | Capital Fund Five Year Program Summary Statement  | Attachment B                               |
| <input type="checkbox"/>            | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) | N/A  |
| <input type="checkbox"/>            | Implementation of Public Housing Resident Community Service Requirements  | N/A  |
| <input checked="" type="checkbox"/> | Pet Policy  | Included as part of tab 14 of this section |
| <input checked="" type="checkbox"/> | Resident Membership of the PHA Governing Board  | Attachment C                               |
| <input checked="" type="checkbox"/> | Membership of the Resident Advisory Board   | Attachment D                               |

### Optional Attachments

- |                                     |   |   |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | PHA Management Organizational Chart   | Attachment E                              |
| <input checked="" type="checkbox"/> | FY 2006 Capital Fund Program 5 Year Action Plan   | Included as part of Attachment B          |
| <input type="checkbox"/>            | Public Housing Drug Elimination Program Plan  | N/A                                       |
| <input type="checkbox"/>            | Comments of Resident Advisory Board (must be attached if not included in PHA Plan text) | To be included prior to submission to HUD |

### Other (List below, providing each attachment name)

- |                                     |  |              |
|-------------------------------------|--|--------------|
| <input checked="" type="checkbox"/> | Statement of Admissions and Occupancy Policy, Methods of Administration and Tenant Selection and Assignment Plan for the Low Rent Public Program | Attachment G |
|-------------------------------------|--|--------------|

<input checked="" type="checkbox"/>	Definition of Terms for Housing Assistance Programs Owned or Operated by the Dallas Housing Authority or the Dallas Housing Corporation	Attachment H
<input checked="" type="checkbox"/>	Administrative Plan for the Section 8 Housing Choice Voucher and Rehabilitation Programs	Attachment I
<input checked="" type="checkbox"/>	Definition of Terms for Housing Assistance Programs Administered by the Dallas Housing Authority	Attachment J
<input checked="" type="checkbox"/>	PHA Agency Plan Certification	Attachment K
<input checked="" type="checkbox"/>	Certification for a Drug Free Workplace (HUD-50070)	Attachment L
<input checked="" type="checkbox"/>	Certification of Payments to Influence Federal Transaction (HUD-50071) and Disclosure of Lobbying Activities (SF-LLL)	Attachment M
<input checked="" type="checkbox"/>	Certification Regarding Consistency with the Consolidated Plan	Attachment N
<input checked="" type="checkbox"/>	Section 8 HCV Homeownership Policy Statement	Attachment O
<input checked="" type="checkbox"/>	Certification Regarding Conversion of Public Housing Units to Tenant-Based Assistance	Attachment P
<input checked="" type="checkbox"/>	Dallas Housing Authority's Definition of "Substantial Deviation" and Significant Amendment or Modification of the Agency Plan	Attachment Q
<input checked="" type="checkbox"/>	FY 2003 , '04,' '05 & '06 Capital Fund Performance and Evaluation Report	Attachment R
<input checked="" type="checkbox"/>	Section 8 Project Based Assistance	Attachment S
<input checked="" type="checkbox"/>	DHA "House Rules"	Attachment T



### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plan
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plan
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plan
This document is available from the City of Dallas, TX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
1. <input checked="" type="checkbox"/>  2. <input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <u>X</u> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <u>X</u> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <u>X</u> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<input checked="" type="checkbox"/>	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <u>  X  </u> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program <u>      </u> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	66,005	5	5	4	5	3	5
Income >30% but <=50% of AMI	49,776	5	5	4	4	3	4
Income >50% but <80% of AMI	80,175	1	1	1	1	1	1
Elderly	90,497	5	5	4	5	3	5
Families with Disabilities	N/A	5	5	4	5	3	5
White	501,163	3	3	2	2	2	1
African American	310,429	5	5	4	5	3	5
Hispanic	213,301	5	5	5	5	5	5
Asian/Pacific Islander	21,572	5	5	4	5	3	5
American Indian	3,788	5	5	4	5	3	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: FY2003-04 Through FY 2007-08
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset  
American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☐ Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing ( <b>All DHA owned and operated properties</b> )			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	10,532		
Extremely low income <=30% AMI	10,076	95.67%	
Very low income (>30% but <=50% AMI)	377	3.58%	
Low income (>50% but <80% AMI)	75	.71%	
Families with children	4,824	45.80%	
Elderly families	935	8.88%	
Families with Disabilities	3,307	31.40%	
White	897	8.52%	
African American	8,498	80.69%	
American Indian	37	.35%	
Asian/Pacific Islander	112	1.06%	
Hispanic	988	9.38%	
Characteristics by Bedroom Size (Public Housing Only)		% of total families	Annual turnover
1 BR	6,415	60.91%	
2 BR	2,933	27.85%	
3 BR	1,048	9.95%	
4 BR	109	1.03%	
5+ BR	27	.26%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- ☒ Section 8 tenant-based assistance  
☐ Public Housing  
☐ Combined Section 8 and Public Housing  
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1 2,999		
Extremely low income <=30% AMI	11,414	87.81%	
Very low income (>30% but <=50% AMI)	1,357	10.44%	
Low income (>50% but <80% AMI)	212	1.63%	
Families with children	6,989	53.77%	
Elderly families	1,595	12.27%	
Families with Disabilities	4,053	31.18%	
White	1203	9.25%	
African American	10,278	79.07%	
American Indian	44	.34%	
Asian/Pacific Islander	387	2.98%	
Hispanic	1,087	8.36%	

Is the waiting list closed (select one) ☐ NO ☒ YES

If yes:

How long has it been closed (# of months)? June 2004 (36 months)

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

The Waiting List will reopen when the number of applicants reaches 2,000 or less.

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ?

☒ NO ☐ YES

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- ☒ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional Section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)



## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	\$16,636,000	
b) Public Housing Capital Fund*	\$ 5,858,969	
c) HOPE VI Revitalization	\$0.00	
d) HOPE VI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$145,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0.00	
g) Resident Opportunity and Self-Sufficiency Grants**	\$918,200	
h) Community Development Block Grant	\$0.00	
<b>Subtotal</b>	<b>168,413,169</b>	
<b>Other Federal Grants (list below)</b>		
Texas Department of Housing and Community Affairs (TDHCA) – 9% and 4% Low Income Housing Tax Credit Allocations and Private Activity Bonds***	1) \$3,585,029 2) \$8,112,690 3) \$4,967,000 4) \$6,607,239	Public Housing Capital Improvements.
Multi-Family Service Coordinators	\$112,896	Section 8 Supportive Services.

### Notes:

**\*2007 Public Housing Capital Fund Program:** This figure is derived from a formula allocation considering multiple factors. The budgeted amount for FY 2006 is based on HUD's FY 2005 Capital Fund Program budget, which is the latest allocation. Additionally, this is a multi-year budget; all of the funds will not be expended in FY 2007.

**\*\*Resident Opportunity and Self-Sufficiency:** This figure represents the total amount DHA was awarded under HUD's FY 2006 SuperNOFA.: RSDM Family and Homeownership - \$500,000; Housing Choice Voucher Family Self-Sufficiency Coordinators - \$339,258; PH FSS Coordinator- \$45,981.

**\*\*\*Texas Department of Housing and Community Affairs:** This figure represents the 2005 LIHTC allocations for Frazier Fellowship, L.P. \$5,473,780.00; Wahoo Frazier, L.P.\$9,444,000.00; and Mill City, L.P, \$5,238,504.00 (Tax Credits) and \$7,220,00.00 (Bonds); affiliates of the DHA, for the construction of 76, 118 and 116 multi-family rental units, respectively. This is a multi-year allocation; all the funds will not be expended in FY 2007.

## Financial Resources:

### Planned Sources and Uses

2.Prior Year Federal Grants (unexpended funds only)(list below)*	Planned \$	Planned Uses
a) 2004 Capital Fund Program TX21P00950104	\$81,247.00	Modernization and self-sufficiency programs
b) 2004 Capital Fund Program Replacement Housing Factor Fund TX21R0095104	\$248,637.00	Modernization of Public Housing
c) 2005 Capital Fund Program TX21P0095105	\$432,885.00	Modernization and self-sufficiency programs
d) 2005 Capital Fund Program Replacement Housing Factor Fund TX21R0095105	\$1,100,000.00	Modernization of Public Housing
e) 2006 Capital Fund Program TX21P00950106	\$4,457,944.00	Modernization of Public Housing
f) 2006 Capital Fund Program Replacement Housing Factor Funds TX21R00950106	\$439,619.00	Modernization of Public Housing
g) 1994 HOPE VI Program – Lakewest TX21URD009I194	\$2,411,893.00	Replacement housing for units demolished.
h) 1998 HOPE VI Program – Roseland Homes TX21URD009I198	\$4,600,000.00	Renovation of Roseland Homes community.
i) 2002 HOPE VI Program – Frazier Courts TX21URD009I102	\$8,000,000.00	Renovation of Frazier Courts community.
j) 1991 PH Development Project TX21P009033	\$494,416.00	Develop affordable multi-family units.
k) 1991 PH Development Project TX21P009034	\$5,450,150.00	Develop affordable multi-family units.
l) 1992 PH Development Project TX21P009038	\$1,105,194.00	Develop affordable multi-family units.
m) 1991-1992 PH Development Project TX21P009042	\$999,410.00	Develop affordable single-family units.
n) 2005 ROSS RSDM – Family TX009REF060A005	\$718,141.00	Provide supportive services for the families residing at Frazier Courts.
p) 2004 ROSS RSDM – Family TX009REF042A004	\$400,067.00	Provide supportive services for the families residing at Turner Courts
q) 2004 ROSS Neighborhood Network TX009RNN020A004	\$213,914.00	Computer lab for Cedar Springs.
u) 2003 ROSS Homeownership TX009RHH011A003)	\$206,603.00	First time homebuyer program for families residing in FSS designated sites.
v) 2003 ROSS Neighborhood Network TX009RNN017A003	\$41,074.00	Provide Innovative & Valuable Services & Promote Self-Sufficiency for the Residents of Rhodes Terrace.
2004 ROSS RSDM – Family TX009REF042A004	\$400,067.00	Provide supportive services for families residing at Turner Courts
2004 ROSS Neighborhood Network TX009RNN020A004	\$213,914.00	Computer lab for Cedar Springs
2005 ROSS RSDM – Family TX009REF060A005	\$118,141.00	Provide supportive services for the families residing at Frazier Courts.
2006 ROSS RSDM – Family TX009REF088A00006	\$488,128.00	Service Delivery Model for Little Mexico
<b>SUBTOTAL</b>	<b>\$54,674,176.00</b>	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$6,160,000.00</b>	Operation of housing

<b>Subtotal</b>		
<b>4. Other income</b> (list below)		
Excess Utilities	\$675,000.00	Operation of housing
Non-Dwelling	\$140,000.00	Operation of housing
Miscellaneous Charges	\$114,000.00	Operation of housing
Late Charges	\$110,000.00	Operation of housing
<b>Subtotal</b>	<b>\$1,039,000.00</b>	
<b>5. Non-federal sources</b> (list below)		
<b>Subtotal</b>	<b>\$0.00</b>	
<b>Total Resources</b>	<b>\$224,126,345.00</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☒ When families are within a certain number of being offered a unit: (approximately 100)
- ☐ When families are within a certain time of being offered a unit:
- ☐ Other: (describe)
- b. Which non-income (screening) factors do the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)
- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? (DHA contracts with an independent vendor for criminal searches)
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (DHA contracts with an independent vendor for criminal searches)
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) (DHA contracts with an independent vendor for criminal searches)

##### **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☒ Other (describe) (DHA owned & managed sites)

- b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office  
☐ PHA development site management office  
☒ Other (list below):

DHA Applications and Assignments Office located at 3131 Fishtrap, Dallas, Texas 75212.

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously. If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office  
☐ All PHA development management offices  
☐ Management offices at developments with site-based waiting lists  
☐ At the development to which they would like to apply  
☐ Other (list below):

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?  
(select one)

- ☒ One  
☐ Two  
☐ Three or More

Per the Admissions and Occupancy Policy, applicants may decline an offer and remain at the top of the waiting list for a variety of reasons.

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below):

- ☒ Emergencies  
☒ Over-housed  
☒ Under-housed  
☒ Medical justification  
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)  
☐ Resident choice: (state circumstances below)  
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below):

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)  
Involuntary displacement due to natural disaster  
Involuntary displacement due to government action  
Young adults aging out of the foster care program

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point

system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply):

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)  
Involuntary displacement due to natural disaster 1  
Involuntary displacement due to government action 1  
Young adults aging out of the foster care program 2

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements



**(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease  
☒ The PHA's Admissions and (Continued) Occupancy policy  
☒ PHA briefing seminars or written materials  
☐ Other source (list)

- b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal  
☒ Any time family composition changes  
☒ At family request for revision  
☒ Other (list) Any change in source of income.

**(6) Deconcentration and Income Mixing**

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing.
- c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists  
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

- d. ☐ Yes ☒ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing  
☐ Actions to improve the marketability of certain developments  
☐ Adoption or adjustment of ceiling rents for certain developments  
☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing  
☐ Other (list below)

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☒ List (any applicable) developments below: Cedar Springs

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☐ Criminal or drug-related activity only to the extent required by law or regulation
  - ☒ Criminal and drug-related activity, more extensively than required by law or regulation
  - ☐ More general screening than criminal and drug-related activity (list factors below)
  - ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? (DHA contracts with an independent vendor for criminal searches.)
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (DHA contracts with an independent vendor for criminal searches.)
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) (DHA contracts with an independent vendor for criminal searches.)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity
  - ☐ Other

## **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None  
☐ Federal public housing  
☐ Federal moderate rehabilitation  
☐ Federal project-based certificate program  
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office  
☒ Other (list below):  
Applications and Assignments Office located at  
3131 Fishtrap Road  
Dallas, Texas 75212 (Program currently Closed)

## **(3) Search Time**

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

Class members participating in the Walker Settlement Program and actively searching for housing in predominately white areas will be given 120 days to find suitable housing. Other Section 8 families will be given a maximum of 90 days. Special consideration will be given to families having difficulty finding suitable housing because of the special needs of a family member with a disability.

## **(4) Admissions Preferences**

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- c. Preferences

- ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no,

skip to subcomponent (5) **Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
  - Involuntary displacement due to natural disaster
  - Involuntary displacement due to government action
  - Young adults aging out of the foster care program

1. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your

second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- ☐ Former Federal preferences
- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Involuntary displacement due to natural disaster 1  
Involuntary displacement due to government action 1  
Young adults aging out of the foster care program 2

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements:  
(select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?  
(select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below):

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below)  
Web-site

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?  
(select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below



- c. Rents set at less than 30% than adjusted income
1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
  2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:  
The family can elect to pay a fixed amount "Flat Rent" which is based on bedroom size based on development location and area rent reasonable survey. (Refer to Admissions and Continued Occupancy Policy)
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
- ☐ For the earned income of a previously unemployed household member
  - ☒ For increases in earned income
  - ☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  - ☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  - ☐ For household heads
  - ☐ For other family members
  - ☐ For transportation expenses
  - ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
  - ☐ Other (describe below):
- e. Ceiling rents
1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
    - ☐ Yes for all developments
    - ☐ Yes but only for some developments
    - ☒ No

2. For which kinds of developments are ceiling rents in place?  
(select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent Re-Determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold):
- ☐ Other (list below) Any time there is a change in the source of income.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The Section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR  
☐ 100% of FMR  
☒ Above 100% but at or below 110% of FMR  
☒ Above 110% of FMR (if HUD approved; describe circumstances below):  
HUD has approved FMRs at 125% in areas of low minority, low poverty concentration for class members receiving Settlement Vouchers.

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☐ The PHA has chosen to serve additional families by lowering the payment standard  
☐ Reflects market or submarket  
☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☒ Reflects market or submarket  
☒ To increase housing options for families  
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually  
☐ Other (list below):

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families  
☒ Rent burdens of assisted families  
☒ Other (list below) Quality of housing selected by Families.

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	3,823	9%
Section 8 Vouchers	17,050	6%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	125	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream 125 Family Unification 237	
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

#### (1) Public Housing Maintenance and Management: (list below)

Policy number 600-1

Statement of Admissions & Continued  
Occupancy Policy, Methods of  
Administration and Tenant Selection &  
Assignment Plan for Low Rent Public  
Housing

Procedure number 700-1.1

Work Orders

Procedure number 727-1.1

Exterminating Services

#### (2) Section 8 Management: (list below)

Policy number 500-1

Administrative Plan for the Section 8  
Housing Choice Voucher Programs  
Program

Policy number 500-3

Administration Plan for the Section 8  
Project-Based Assistance

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office  
☒ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

See Administrative Plan for the Section 8 Housing Choice Voucher Program

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)



## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment B (Capital Fund Statement)

-or-

- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Lakewest
2. Development (project) number: TX21P009011
3. Status of grant: (select the statement that best describes the current status)
  - ☐ Revitalization Plan under development
  - ☐ Revitalization Plan submitted, pending approval
  - ☐ Revitalization Plan approved
  - ☒ Activities pursuant to an approved Revitalization Plan underway: The 9<sup>th</sup> Circuit Court of Appeals in the summer 2005 upheld agency's position to develop 40 multi-family units on a parcel of land located in far north Dallas. Construction began June 2006. The anticipated completion is December 2007

1. Development name: Roseland Homes
2. Development (project) number: TX21P009001
3. Status of grant: (select the statement that best describes the current status)
  - ☐ Revitalization Plan under development
  - ☐ Revitalization Plan submitted, pending approval
  - ☐ Revitalization Plan approved
  - ☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: Frazier Courts and Frazier Courts Addition
2. Development (project) number: TX21P009005 & TX21P009006
3. Status of grant: (select the statement that best describes the current status)
  - ☐ Revitalization Plan under development
  - ☐ Revitalization Plan submitted, pending approval
  - ☐ Revitalization Plan approved
  - ☒ Activities pursuant to an approved Revitalization Plan underway

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Turner Courts  
Rhoads Terrace  
Cedar Springs  
Little Mexico

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

9% Low Income Housing Tax Credits for Frazier Courts  
Private Activity Bonds  
Private debt  
Affordable Housing Program Grant

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Roseland Homes HOPE VI Program  
Lakewest HOPE VI Program  
Frazier Courts HOPE VI Program  
Little Mexico  
Cedar Springs Addition  
Rhoads Terrace  
Turner Courts

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Cedar Springs Addition
1b. Development (project) number: TX00921P012
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: October 2007
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Turner Courts
1b. Development (project) number: TX00921P008
3. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: June 2007
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Rhoads Terrace
1b. Development (project) number: TX00921P009
4. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: June 2007
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Little Mexico
1b. Development (project) number:	TX00921P002
5. Activity type:	<input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one)	<input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:	October 2007
5. Number of units affected:	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### **2. Activity Description**

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)



**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

DHA has elected to implement a Homeownership program for Families participating in the Section 8 Housing Choice Voucher Program. Participating families must be active or successful graduates of the Family Self-Sufficiency Program.

#### a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26 - 50 participants  
☒ 51 to 100 participants  
☐ more than 100 participants

#### b. PHA-established eligibility criteria

- ☒ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Eligible participants must be an active participant or successful graduate of the FSS program or a disabled family.

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### **1. Cooperative agreements:**

- ☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 09/26/03

#### **2. Other coordination efforts between the PHA and TANF agency (select all that apply)**

- ☒ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### **a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Resident Employment &amp; Training Center (RET) One stop shop which offers life skills training, computer training, GED, eye-glass clinic, job readiness, employment search, child-care</i>	<i>Available for all individuals receiving housing assistance from DHA. (appr. 20,000 individuals)</i>	<i>Services are accessible immediately</i>	<i>RET is located at 2525 Lucas Drive Dallas, Texas 752</i>	<i>Both</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 09/20/06)
Public Housing	201	469
Section 8	1,887	1,735

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies

- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
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### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime (Turner Courts, Rhoads Terrace)
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Turner Courts, Rhoads Terrace, Cedar Springs Addition

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

Little Mexico, Rhoads Terrace, Turner Courts, Cedar Springs, Roseland Homes, Brackins Village, Lakewest

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Little Mexico, Rhoads Terrace, Turner Courts, Cedar Springs, Roseland Homes, Brackins Village, Lakewest

**D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: n/a)



#### **14. Reserved for Pet Policy**

[24 CFR Part 903.7 9 (n)]

*The Pet Policy is attached.*

Dallas Housing Authority  
Pet Policy Elderly Sites

Section I. General

Section 227 of the Housing and Urban-Rural Recovery Act of 1983 provides for the ownership of “common household pets” in Federally-assisted rental housing developments designated for occupancy by the elderly or disabled. This policy sets forth the requirements and procedures to be complied with in order for residents living in elderly housing developments listed in Exhibit A to own and maintain a pet as provided under Section II of the policy. The responsibilities of owning a pet intensify when the owner resides in multi-story, high-density housing. The needs of the pet, its owner and the other residents must be, and have been, considered in developing this policy for pet ownership. This policy is intended to give clear guidance concerning the issue of pets and to aid the staff of The Housing Authority of the City of Dallas, Texas (DHA) in the performance of their duties.

Section II. Definition of Qualified Animals

Only the common household pets set forth and defined herein may be kept by residents. No vicious animals will be allowed. The term “common household pets” is defined for the purpose of this policy, as follows:

- A. Fish, excluding carnivorous species;
- B. Hamsters, gerbils, and guinea pigs;
- C. Birds, excluding pigeons and birds of prey;
- D. Dogs; and
- E. Cats.

Section III. Pets Requiring No Approval

*The common household pets referred to in Section II, Sub-section A, B, and C, of this policy, shall not require management pre-approval so long as they are kept and maintained in accordance with the following guidelines:*

- A. Fish, excluding carnivorous species, not more than three inches long; provided that the capacity of the aquarium or other container in which the fish are kept is no larger than ten gallons;

- B. Hamsters, gerbils or guinea pigs not to exceed two in number, provided that they are kept in a cage; and
- C. Birds, not to exceed two in number, excluding pigeons and birds of prey, provided that they are kept in a cage at all times.

#### Section IV. Pets Requiring Approval

Upon management's pre-approval, residents may keep one dog or one cat (per housing unit) which, when fully grown, does not (or will not) exceed 15 inches in height (as measured from the ground to the shoulder), and does not (or will not) weigh more than 15 pounds. Before allowing a dog or cat onto a DHA development, a resident must gain management's approval by doing the following. All pets must be registered prior to being brought on the premises:

- A. Completing DHA Form 620-1, the Pet Permit for a dog or cat, as an amendment to the lease. This permit, Exhibit B, shall be maintained in the resident's file.
- B. Inoculations

Providing the following with the Pet Permit:

- 1. Completed Veterinarian's Statement, DHA Form 620-2, Exhibit C, verifying that the dog or cat:
  - a. Has been neutered or spayed;
  - b. Is in good health;
  - c. Is free of all internal and external parasites (such as fleas, ticks and worms);
  - d. Has received all inoculations required by state and local law; and
  - e. Does not exceed 15 inches in height, as measured from the ground to the shoulder, and weighs no more than 15 pounds. In the event that the dog or cat is not fully grown, the veterinarian shall state whether he or she believes with reasonable medical certainty that the dog or cat will exceed these height and weight limitations when fully grown.
- C. Pet Restraint

By Providing Proper documentation from a medical Professional that the TENANT needs a service animal.

1. Proof that the dog or cat is properly licensed in Dallas, Texas, (for example, a copy of the paper license.) Resident must show the DHA development manager that resident's dog or cat is wearing its rabies and license tags and a tag with its owner's address and phone number. Manager will note the existence of proper tags on resident's Pet Permit.

The completed Pet Sponsor Agreement, DHA form 620-3, Exhibit D. This form gives the name, address and telephone number of an individual who agrees to be responsible for the resident's dog or cat should the resident be unable, for any reason, to care for the pet. The Pet Sponsor may not reside in any DHA housing development.

2. A \$ 200.00 pet deposit for each dog or cat, with an initial payment not to exceed \$ 50.00 when the pet is brought on the premise and subsequent monthly payments not to exceed \$ 10.00 per month until the amount of the deposit is reached shall be charged. The deposit shall be retained by DHA during the pet's residency. If deemed necessary by DHA, this deposit may be used for one or more of the following:

- a. To pay for the cost of repairing any and all damages to the housing development resulting from the resident's dog or cat;
- b. To pay for boarding the residents' dog or cat in a kennel if resident is unable to care for the pet and the sponsor cannot be reached;
- c. To pay the cost of having the housing development treated for infestation of fleas, ticks or lice, and/or having the housing development deodorized.

D. DHA may refuse to register a pet if:

1. The pet is not a common household pet;
2. The keeping of the pet would validate any applicable house pet rules;
3. The pet owner fails to provide complete pet registration information or fails to annually update the pet registration; or
4. DHA reasonable determines, based on the pet owners habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.

Pet owners will be notified in accordance with HUD regulations if DHA refuses to register a pet. The notice shall state the basis for DHA's refusal.

Section V. General Provisions

## A. Registration – Leashes (Dogs and Cats)

A dog or cat may only be outside of the resident's apartment when accompanied by a responsible adult and must be kept on a leash not to exceed five feet in length. Dogs and cats are not allowed in the lobby, elevators, hallways or stairways, except when they are being taken between the resident's apartment and outside the building in which the apartment is located. When being taken in or out of the apartment, the dog or cat must, at all times, either be held by the responsible adult or be held on a leash close to the responsible adult. At no time are dogs or cats allowed in other common areas of the building such as the laundry room, craft room, and/or libraries. Neither dogs nor cats may, at any time, be chained or tied-up outside the building. At any development listed on Exhibit A, DHA may designate a specific "pet area" on the grounds to which pets are limited.

## B. Sanitary Standards - Waste

Pet owners will be responsible for the immediate clean up and disposal of all animal waste, whether inside the building, or on the grounds surrounding the building. The pet owner shall pickup and dispose of all animal droppings in accordance with the following:

1. Where designated pet areas exist, pet owners must use the designated areas for pet exercise and the deposit of pet waste. Pet owners are not allowed to exercise their pets or permit their pets to deposit waste on the premises outside the designated area.
2. Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster, garbage can, or other receptacle designated by the DHA for animal waste.
3. Cat owners must provide a litter box, which must be cleaned out on a daily basis.
4. No animal waste, or the content of any litter box may, at any time, be placed in trash chutes. Litter box waste must be deposited in a dumpster, garbage can, or other receptacle designated by the DHA for animal waste.
5. A waste removal fee of \$5.00 will be charged each time DHA must remove pet waste that the owner has neglected.

## C. Abandonment

No dog or cat may be left unattended overnight. If pet owners are hospitalized, go on a trip, or are absent from their apartments overnight, the pet must be removed from the apartment until the owner returns. DHA retains the right to contact the pet sponsor to

remove the pet in the event the pet is left alone overnight. If for some reason, DHA is unable to contact the pet sponsor, DHA may enter the apartment, remove the pet, and place the pet in a kennel at the pet owner's expense. After ten (10) days in a kennel, the animal will be disposed of, or given away if not claimed by the pet owner or sponsor.

D. Death or Incapacity

If the pet owner dies or is physically incapable of properly caring for their dog or cat, DHA may contact the pet sponsor to remove the pet from the apartment. If DHA is unable to contact the pet sponsor, the pet will be placed in a kennel at the resident's expense. At the end of ten (10) days, the pet may be disposed of at the resident's expense, or given away if the pet sponsor has not claimed the pet.

E. Visitation

No guests or visitors are allowed to bring dogs or cats into the development or building. No DHA resident may "pet sit" or temporarily house a dog or cat for another resident or any other person.

F. Maintenance Work

DHA shall not be required to conduct maintenance in the apartment of a resident who has a dog or cat unless the pet owner is present and the pet is under the resident's control.

G. Nuisance or Threat

Nothing in DHA's policies shall prohibit DHA (or an appropriate community authority) from: 1) requiring the pet owner to remove pets; or 2) taking other action under the lease, if the pet is determined to constitute a nuisance or threat to the health or safety of others.

H. Termination

In the event that a pet owner violates any of the terms or conditions of the Pet Regulations, DHA may:

1. Terminate the resident's pet ownership agreement and require the removal of the pet within 5 working days after written notice to the resident; or

2. Terminate the resident's lease.

I. Admission to DHA Elderly Housing

Any applicants for DHA housing for the elderly and handicapped who wish to keep a pet will be required to comply with the terms and conditions of this policy as a condition of admission.

J. Exclusions

DHA will authorize support animals for a disabled person. DHA will require a written statement from a qualified professional verifying the need for a support animal.

K. Annual Recertification

Dogs and cats must be re-registered annually with proof of all inoculations and licenses at the time of the resident's annual income reexamination. Exhibit C, the Veterinarian Statement, must be completely filled out at the time of the annual recertification by a licensed veterinarian as proof that the pet remains in good health and has current inoculations.

## Exhibits



## EXHIBIT A

### PROPERTIES AT WHICH THIS PET POLICY APPLIES

9-014	Roseland Gardens
9-13	Park Manor
9-14	Brooks Manor
9-17	Cliff Manor
9-22	Audelia Manor
9-33	Oakland Apartments
9-44	Forest Green Manor
9-46	Lakeland Manor
9-48	Simpson Place

## EXHIBIT B

DHA 620-1

PET PERMIT

To: \_\_\_\_\_  
(NAME) (ADDRESS) (UNIT #)

*The above named resident of DHA is permitted to keep and maintain the following described dog or cat and thus agrees to abide by the regulations governing the keeping of pets in DHA housing for the elderly and handicapped.*

Type:

\_\_\_\_\_

Breed:

\_\_\_\_\_

Sex:

\_\_\_\_\_

Color/Markings:

\_\_\_\_\_

Name:

\_\_\_\_\_

*This permit may be cancelled and revoked by the Authority in the event that the resident violates any of the pet regulations.*

*This permit shall constitute an amendment to the tenant's lease and permit the tenant to keep a pet. The tenant shall be fully responsible for all actions and conduct of the pet. Violations of the Pet Regulations shall constitute a violation of the lease and may be grounds for requiring the removal of the pet or termination of tenancy.*

*The tenant agrees to pay the amount of \$200.00 as a pet deposit. This permit is issued for the above described animal only and cannot be transferred to another pet or another resident.*

*I have read the Pet Policy and agree to comply.*

\_\_\_\_\_  
(HOUSING MANAGER)

\_\_\_\_\_  
(RESIDENT SIGNATURE)

\_\_\_\_\_  
(DEVELOPMENT)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(DATE)

DHA 620-2

VETERINARIAN'S STATEMENT

TO: Housing Authority of the City of Dallas

I, \_\_\_\_\_ hereby certify;  
(Print Full Name)

That I am a doctor of veterinary medicine licensed to practice in the State of \_\_\_\_\_  
and that I have examined \_\_\_\_\_  
at the request of \_\_\_\_\_.  
(Name of Resident)

Based upon my examination, I hereby certify:

1. That the animal is a male/female. (Please Circle)
2. That the animal is \_\_\_\_\_ breed.
3. That the animal is \_\_\_\_\_ inches in height (as measured from the ground to the shoulder).
4. That the animal weighs \_\_\_\_\_ pounds.
5. That the animal when fully grown will not exceed 15 inches in height and will not weigh more than 15 pounds.
6. That the animal has been spayed/neutered. (Please circle)
7. That the animal has received all inoculations required by law.
8. That the animal is in good health and is free of all internal and external parasites.

\_\_\_\_\_  
(Signature of Veterinarian)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Phone Number)

DHA 620-3

## PET SPONSOR AGREEMENT

I \_\_\_\_\_ hereby agree that I will be responsible for the pet of \_\_\_\_\_ should the resident ever be unable to provide suitable care for the pet. I further agree to remove the pet and arrange for its care, at no cost to the Authority, in the event the Resident becomes ill, is hospitalized, goes on a trip, or for any reason is unable to fulfill his/her obligations under the Pet Regulations.

\_\_\_\_\_  
(Signature of Sponsor)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Home Address)

\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_  
(Business Address)

\_\_\_\_\_  
(Phone Number)

I/We, \_\_\_\_\_ understand and agree that should I/we be unable or willing to remove my/our pet from my/our dwelling unit, the Housing Authority of the City of Dallas may enter the unit, remove the pet and place it in a facility of its choosing at my/our expense for up to 10 days if the above named sponsor cannot be reached. Further, I/we agree that at the expiration of ten (10) days, the pet may be disposed of at my/our expense, or given to any person willing to accept it.

\_\_\_\_\_  
(Housing Manager)

\_\_\_\_\_  
(Signature of Resident)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Development)

\_\_\_\_\_  
(Signature of Resident)

\_\_\_\_\_  
(Date)

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

*Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.*

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? The FY 2006 audit has 2 findings.
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☒ Private management
  - ☒ Development-based accounting
  - ☒ Comprehensive stock assessment
  - ☐ Other: (list below)
  
3. ☒ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?



## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☐ Yes ☒ No: **Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?**
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
  
☐ Attached at Attachment (File name)  
☒ Provided below:  
*The Resident Advisory Board provided comments during the monthly Resident Advisory Board Meetings. Additionally, residents at each development along with site manager and foreman complete a five-year capital fund spending strategy. Capital improvements sited in this report are part of the agency's five year capital plan.*
3. In what manner did the PHA address those comments? (select all that apply)  
  
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.  
  
☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
  
☒ Other: (list below)  
The Resident Advisory Board comments are included in the five-year capital fund plan.

**B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section (b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process**

- a. Nomination of candidates for place on the ballot: (select all that apply)
- ☐ Candidates were nominated by resident and assisted family organizations
  - ☐ Candidates could be nominated by any adult recipient of PHA assistance
  - ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - ☐ Other: (describe)
- b. Eligible candidates: (select one)
- ☐ Any recipient of PHA assistance
  - ☐ Any head of household receiving PHA assistance
  - ☐ Any adult recipient of PHA assistance
  - ☐ Any adult member of a resident or assisted family organization
  - ☐ Other (list)
- c. Eligible voters: (select all that apply)
- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
  - ☐ Representatives of all PHA resident and assisted family organizations
  - ☐ Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Dallas, Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Dallas Consolidated Plan notes that more than 28 percent of all households in Dallas are extremely low (0-30% MFI) or low-income (31-50% MFI) and over half (55.5%) of these households are extremely low income. In addition 61 percent of the elderly renter households in Dallas are extremely low or low income and a large portion have poverty-level incomes. There are 19,439 elderly renter households in Dallas, of which 8,215 or 42.3% are in the extremely poor income category.

The Dallas Housing Authority's (DHA's) Agency Plan includes the processes DHA will use to help meet the City's housing needs by providing housing for approximately 15,000 extremely low, very low and low income families. DHA will provide housing for families, the elderly and persons with disabilities.

The City of Dallas' Consolidated Plan notes that "[t]he first priority is to comply with all City legal commitments including the Walker Consent Decree entered into on September 24, 1990. The Decree includes several areas with a housing emphasis." Many of the neighborhoods in which the City is required to conduct specific activities under the Decree include areas in which DHA owns housing developments. The City's work in these neighborhoods, including code enforcement, housing repair, and additional police services, support DHA's efforts as described in the Agency Plan.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

*None required or requested.*